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November 14, 2007—Transit Austin State School NEOS Facility

Attendance: 39

Staff presented changes to the Parks goal statement. Presentations regarding transit projects were given by John Kelly, of TXDOT's MoPac 1 team, Sid Covington of the Austin/San Antonio Intermunicipal Commuter Rail District and Matt Curtis with the Capital Metro's All Systems Go! program.

December 5, 2007—Transportation Wrap-Up Austin State School NEOS Facility

Attendance: 30

Staff presented changes to the Transportation Goal. Stakeholders listed concerns & opportunities regarding the potential Austin/San Antonio Rail. A mapping exercise had stakeholders identify issues such as cut-thru traffic, speeding, MoPac, pedestrian and bicycle facilities, and bus service.

January 9, 2008—Process Review Austin State School NEOS Facility

Attendance: 34

Staff reviewed the planning process and summarized the meetings that took place in 2007 and explained how feedback is used in writing the plan. A new version of the Vision Statement was presented.

January 30, 2008—Trees Austin State School NEOS Facility

Attendance: 53

Presentations about current tree health, planting programs, trimming practices and the city's tree ordinance were given by tree experts: Patrick Wentworth, Laura Patlove, Michele McAfee and Michael Embesi. During the mapping exercise, stakeholders identify areas that need new tree plantings as well as areas where invasive tree species exist. Staff discussed the many uses that trees serve such as decoration, energy efficiency, erosion and storm water control uses.

February 20, 2008—Water, Creeks, Flooding & Erosion Austin State School NEOS Facility

Attendance: 32

A draft of the Transportation chapter was provided to the public. Jean Drew, Joe Guerrero and Matt Hollon of the city's Watershed Protection & Development Review Dept. gave presentations about the city's master plan, erosion and flood control as well as water quality. Stakeholders mapped areas where problems exist with flooding, erosion, and water quality.

March 5, 2008—Community Life, Crime & Housing Affordability Austin State School NEOS Facility

Attendance: 31

Stakeholders voted for an updated Vision Statement. Sergeant Dustin Lee of the Austin Police Department, West Austin District command gave a presentation on crime in the Central West Austin neighborhoods and anti-crime efforts. Staff presented information about schools in the area. Due to timing, discussion on affordable housing was postponed to the next meeting.

March 29, 2008—Residential Review, Code Enforcement, Historic Preservation & Housing Affordability Austin State School NEOS Facility

Attendance: 45

Presentations were given by Jessica King of the city's Residential Review Department, Susan Villareal of the Historic Preservation Office and Paul Tomosavic of the Code Enforcement. During the mapping

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exercise, Stakeholders identified structures of historical value as well as the historical character that should be maintained. Due to timing, discussion on affordable housing and the environment goal will be postponed to a later date.

April 26, 2008—Mid Process Review Open House

Austin State School NEOS Facility

Attendance: 37

Four draft chapters, Parks, Open Space & the Environment, Transportation, Community Life, and the Neighborhood in Context, were discussed in a group setting. Stakeholders previewed the formatted version of the chapters and provided feedback to staff for further editing.

May 7, 2008—Land Use Education

Austin State School NEOS Facility

Attendance: 54

Staff gave a presentation about land use planning and why it is significant in neighborhood plans. Concentration was given to how land use planning is different from zoning as well as the standard colors that represent different land uses on a future land use map. A mapping exercise had stakeholders identify land use patterns by color on a hypothetical land use map. Participants brainstormed about scenarios for more appropriate land use combinations.

May 21, 2008—Land Use Workshop 1

LCRA Red Bud Facility

Attendance: 49

Central West Austin's geographical context within the greater city was examined as well as current land use percentages. Staff presented a plan that divided the area into manageable parts for discussing land use. Tentative dates were assigned to each area. Stakeholders were asked to brainstorm what they would like to preserve and protect as well as what they would like to change in the future.

June 12, 2008—Land Use Workshop 2

LCRA Hancock Facility

Attendance: 48

Future land uses along portions of Exposition Blvd and Windsor Road were discussed. Stakeholders were divided into 3 groups. Each group was asked about uses they wanted to maintain in addition to what changes could benefit the community in the future. Tarrytown and Casis shopping centers were discussed in addition to church and residential properties.

June 26, 2008—Land Use Workshop 3

LCRA Hancock Facility

Attendance: 60

Staff gave a brief presentation on affordable housing and ideas of how affordability can be addressed in the Central West Austin neighborhood plan. Discussion about future land uses for portions of Exposition Blvd and Windsor Road continued in the 3 group setting.

July 12, 2008—Land Use Workshop 4—Brackenridge Tract

LCRA Red Bud Facility

Attendance: 49

The Brackenridge Tract Development Agreement was briefly reviewed. The University of Texas' Biological Field Lab gave a presentation outlining the purpose and importance of the Field Lab to the University's Biological Sciences program. Following the Field Lab's presentation, stakeholders were asked to visualize the future of the Brackenridge Tract by discussing needs for improvement to the neighborhood as well as preservation of certain uses.

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July 23, 2008—Land Use Workshop 5

LCRA Red Bud Facility

Attendance: 60

Discussion about future land uses for portions of Exposition Blvd and Windsor Road continued in the 3 group setting.

August 2, 2008—Land Use Workshop 6

LCRA Red Bud Facility

Attendance: 36

Staff presented the combined ideas from the 3 group workshops for the portions of Exposition Blvd and Windsor Road land uses. Reconciliation of land uses for Casis Shopping Center, Tarrytown Shopping Center and Tarrytown Methodist Church were discussed in detail. Meeting attendees returned to the 3 group setting to continue discussion of undecided parcels along Exposition Blvd and Windsor Road.

August 27, 2008—Land Use Workshop 7

LCRA Red Bud Facility

Attendance: 42

Updates to the future land use map were released in accordance with land use decisions made on August 2nd. Participants were divided into 4 groups and asked to brainstorm future uses for Exposition Blvd and Enfield Rd, from Windsor over to MoPac.

September 11, 2008—Land Use Workshop 8

LCRA Hancock Facility

Attendance: 82

Staff presented land use options for Exposition from Windsor to Enfield and Enfield from Exposition to MoPac, based on stakeholder comments during the August 27 meeting. Stakeholders discussed and made land use decisions for Exposition Blvd from Windsor Rd to Enfield.

September 24th, 2008—Land Use Workshop 9

LCRA Hancock Facility

Attendance: 62

Stakeholders continued discussion of future land use options for Enfield Rd from Exposition to MoPac. Most decisions were made with the exception of a few parcels to be discussed at a later date. Attendees were divided into 4 groups and asked to brainstorm what they like about the Deep Eddy area along Lake Austin Blvd as well as identify opportunities for change or enhancement of the current land uses.

October 8, 2008—Land Use Workshop 10

LCRA Red Bud Facility

Attendance: 56

Staff presented future land use options for the Deep Eddy area along Lake Austin Blvd per the comments received during the September 24th workshop. Meeting attendees discussed the options and made land use decisions for the area.

October 22, 2008—Land Use Workshop 11

LCRA Red Bud Facility

Attendance: 41

Brainstorming took place for the future land uses along W 35th, W 38th and Lamar Blvd from W 38th to W 31st took place. St. Andrews School as well as properties along W 34th from Lamar to Shoal Creek were included in the discussion.

November 19, 2008—Land Use Workshop 12

LCRA Red Bud Facility

Attendance: 33

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Discussion and decision of future land uses took place for the 38th Street and Lamar Area surrounding Seton Hospital, St. Andrew's School and Randalls. Meeting attendees made decisions for the Seton Hospital parcel while the other areas including St. Andrew's School and Randalls were tabled to the next meeting for further discussion.

December 4, 2008—Land Use Workshop 13

LCRA Red Bud Facility

Attendance: XX

Discussion and decision continued for the St. Andrew's School parcels. Meeting attendees chose to reflect the properties as a mix of Single-Family and Multifamily uses on the Future Land Use Map. The two most northern St. Andrew's parcels will be considered for future land use when the discussion for land uses along W 34th takes place.

January 14, 2009—Land Use Workshop 14

LCRA Red Bud Facility

Attendance: XX

By request, staff gave a presentation about the process required for a neighborhood plan amendment and a zoning change, in addition to how the Future Land Use map and zoning are related. The differences between Mixed Use land use categories and Mixed Use zoning categories were discussed. Workshop attendees designated most properties fronting Lamar Blvd and W 38th Street as Mixed Use on the Future Land Use map.

January 29, 2009—Land Use Workshop 15

LCRA Red Bud Facility

Attendance: XX

Discussion regarding the future land use of the Randalls and Medicine Shoppe parcels continued. Staff presented draft plan text for these two parcels and stakeholders worked through fine tuning the text. Future land use decisions were postponed while staff considers the requested VMU FLUM category. Properties in the block between W 32nd and W 31st were discussed. Decisions for this area were postponed pending further research of the conditional overlay (zoning) in this area as well as the VMU FLUM category request.

February 11, 2009—Land Use Workshop 16

LCRA Red Bud Facility

Attendance: 23

In order to address concerns raised about how long the process has been taking, staff gave a presentation on the purpose of land use planning and how it is beneficial for the neighborhood and the City as a whole. More specifically, clarification was given to what the neighborhood plan can and cannot accomplish for the neighborhood in addition to re-defining the roles of staff and the stakeholders. Stakeholders were asked to give input on their ideas of what makes a neighborhood plan successful as well as what doubts they had about the plan.

February 25, 2009—Land Use Workshop 17

LCRA Red Bud Facility

Attendance: 22

Staff introduced the new Land Use & Zoning Matrix tool along with explanation of how to use it. The Matrix tool was used to define the land use options for the Randalls & Medicine Shoppe parcels in addition to the parcels along Lamar at 31st and 32nd Streets and the interior parcels of this block as well. Stakeholders completed discussion and of the above parcels with the conclusion that Randalls, The Medicine Shoppe, and properties fronting Lamar at 31st Street will be Mixed Use on the Future Land Use Map. Properties interior to Lamar at 31st and 32nd street blocks were selected for Mixed Use Office. There was consensus that Seton Daughters of Charity property will remain Multifamily. There was not consensus between stakeholders and Staff on the property immediately to the east. Stakeholders wish the property to remain Single Family on the Future Land Use Map. However, Staff cannot support a Single Family designation for this property on the FLUM. Staff can support a multi-family designation to compliment the Seton Daughters of Charity property immediately to the west. It was understood by meeting attendees that both the neighborhood recommendation as well as a staff recommendation for

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this property will move forward and be presented side by side in the plan. Draft text coordinating with specific areas was presented and stakeholder comment was recorded.

March 11, 2009—Land Use Workshop 18

LCRA Red Bud Facility

Attendance: 14

After a quick review of the comments received during the October 22nd brainstorming exercise for 34th street, Staff led a discussion of what land use options would best fit the desires of the stakeholders for 34th Street, east of Shoal Creek Greenbelt. Stakeholders completed discussion for the area that resulted in a recommendation of mostly Office and Commercial for the Future Land Use Map. The only exception was the application of Mixed Use on the small parcel, north side of 34th Street, owned by Seton Hospital. Draft language for St. Andrews and W 34th Street was presented with stakeholder comments recorded. Staff gave a presentation about the applicability of the Core Transit Corridor designation for 34th Street. The discussion concluded with the decision to maintain W 34th Street as an Urban Roadway rather than requesting a change in the roadway designation to Core Transit Corridor. In an effort to prepare for the next area of land use discussion, a quick review of West 35th and portions of W 34th, west of Shoal Creek, drew the meeting to a close.

March 25, 2009—Land Use Workshop 19

LCRA Red Bud Facility

Attendance: 21

Discussion regarding how to use the land along the southern portion of West 35th Street from Oakmont to the intersection of Jefferson Street and West 35th took place. A majority of the stakeholders in attendance decided to apply the Neighborhood Commercial land use category to properties on this block up to but not including the property on the south west corner of the intersection of Jefferson and West 35th Street. However, Staff cannot support a Neighborhood Commercial designation for all of these properties on the Future Land Use Map because of the residential uses that exist on a few parcels. Alternatively, Staff recommends the Neighborhood Mixed Use designation for the properties that currently have a residential use on them. It was understood by meeting attendees that both the neighborhood recommendation as well as a staff recommendation for these particular properties will move forward and be presented side by side in the plan. The properties on the south west and south east corner of the Jefferson and West 35th intersection were decided for Commercial land use on the Future Land Use Map.

April 8, 2009—Land Use Workshop 20

LCRA Red Bud Facility

Attendance: 16

Discussion regarding how to use the land along the southern portion of West 35th Street from Jefferson to Mills avenue and 34th Street from Jefferson Street to Kerbey Lane took place. Future land use decision for this portion of West 35th was postponed after stakeholders present at the meeting were not able to come to consensus on applying either Neighborhood Mixed Use or Neighborhood Commercial as the future land use for this area. Some but not all future land use decisions were made for West 34th Street properties from Jefferson Street to Kerbey Lane. Stakeholders discussed how best to allow opportunities for small scale retail in this area while also trying to protect the single family and school uses in close proximity. Properties lining the north side of West 34th were designated as Office for future land use. The remaining properties were discussed for Neighborhood Commercial, Neighborhood Mixed Use, or Office future land use categories. However, decision for all other properties was postponed for further discussion. The parcel at the north-west corner of Jefferson and 34th was designated for Single Family future land use.

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April 21, 2009—Land Use Workshop 21

Bryker Woods Elementary School

Attendance: 47

With an increase in new meeting attendees, Staff gave a brief summary of the Central West Austin Neighborhood Planning Process. Future land use discussions started with the remaining properties between West 34th Street and West 35th Street from Kerbey Lane to Jefferson Street. A majority of the stakeholders attending the meeting decided that maintaining the current office uses would best serve the neighborhood's needs in the future. As such, this area will be designated as Office on the Future Land Use Map. With insufficient time remaining during the meeting, properties along the south side of 35th Street from Glenview to Mills Ave and properties on the north side of 34th Street from Kerbey Lane to Mills Ave were not discussed. Discussion of these remaining areas will continue during the next workshop.

May 11, 2009—Land Use Workshop 22

Bryker Woods Elementary School

Attendance: 32

Discussion regarding the future land use of properties on the north side of West 34th Street between Mills and Kerbey Lane took place. It was decided by meeting attendees that the future land use categories of Office and Single Family will best serve this area in the future as it is close to Bryker Woods Elementary School and Single Family homes on the south side of 34th Street. In addition, future land use discussion continued for properties on the south side of West 35th from Mills to Glenview. Discussion was focused on the opportunity to allow residential in this area or to keep the area strictly for retail and office uses only. Consensus determined that the future land use of this particular area remain for office and retail uses only and therefore will designate these properties as Neighborhood Commercial on the Future Land Use Map of the Central West Austin Neighborhood Plan. Staff presented draft text for these two areas and encouraged stakeholders to submit comments about the language through email or phone.

June 3, 2009—Land Use Workshop 23

Austin State School

Attendance: 22

The task of this meeting was to discuss the future land use of the 95 acres occupied by the Austin State School in addition to the two acre tract recently purchased from the State at 3215 Exposition Blvd. Superintendent of the Austin State School, Dave Ptomey, gave a brief introduction of the Austin State School's purpose as well as recent community involvement and plans for future involvement. Stakeholders were asked to brainstorm the current use of the 95 acre tract to determine how it functions and serves the community now and how it may serve the community in the future. After some discussion, consensus established that the Austin State School property will be designated for Civic use on the Future Land Use Map. While a majority of the Stakeholders desire to keep the Austin State School at this location, the plan document will include language to support the neighborhoods desires should future development on this site occur. Discussion took place regarding the future land use of 3215 Exposition Blvd. Consensus designated this property as Single Family on the Future Land Use map, albeit against the property owner's wishes for Multifamily. Staff explained that there would be two recommendations presented to Planning Commission and City Council for this particular property.

June 17, 2009—Land Use Workshop 24

Austin State School

Attendance: 12

Discussion regarding the future land use of the core residential areas for both the Windsor Road Planning Area and the West Austin Neighborhood Group Planning Area took place. In the Windsor Road Planning Area, it was decided that everything that had not had a future land use applied thus far would be designated for Single Family use on the Future Land Use Map. In the West Austin Neighborhood Group Planning Area, almost everything that did not have a future land use applied thus far was also designated for Single Family use on the Future Land Use Map with the exception of a few areas that would need further discussion. Those areas include the south-east corner of Enfield and Exposition Blvd, the

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condominium project at Enfield and Lake Austin Blvd (immediately north of Boat Town), as well as the condominium project at the south-east corner at 35th and Pecos.

July 7, 2009—Land Use Workshop 25

Austin State School

Attendance: 19

Staff gave a brief update of the Brackenridge Tract conceptual plan presented by design firm, Cooper Robertson, to the UT Board of Regents on June 18th, 2009. The future land use discussions for the Central West Austin neighborhood planning area drew to a close with the last remaining decisions having been made as follows: The Sanctuary site—split recommendation of Civic & Single Family; Wells Fargo Bank site on Windsor Road—Single Family; Multifamily on the north side of Windsor Road (2 properties)—Single Family; Multifamily development along W 35th Street and Pecos—Higher Density Single Family; Multifamily property at Walsh Boat Landing—Multifamily; North side of Enfield Road between Mopac and Exposition Blvd—Multifamily; south east corner of Enfield and Exposition, down to O. Henry Middle School—Multifamily and Single Family.

July 29, 2009—Zoning Workshop 1

Austin State School

Attendance: 15

Primarily an educational workshop, Staff gave a presentation of how and why zoning is changed through the neighborhood planning process. Zoning tools such as Neighborhood Plan Combining Districts, Neighborhood Conservation Combining Districts, Conditional Overlay and the various Infill Options were briefly reviewed. Stakeholders in attendance decided to include Front-Yard Parking and Mobile Food Vending regulations with the adoption of the neighborhood plan in the near future. All other zoning tools and options will be discussed and decided on in the next few workshops.

August 11, 2009—Zoning Workshop 2

Austin State School

Attendance: 89

Staff gave a presentation about various Special Use Infill Options. The neighborhood recommended against all of the options. While City staff is required to recommend for Small Lot Amnesty, the neighborhood opposes adding Small Lot Amnesty. Lastly, the neighborhood decided not to make any zoning changes for the Tarrytown Shopping Center. Stakeholders asked to discuss height restrictions of the Tarrytown Shopping Center at a future meeting.

September 10, 2009—Zoning Workshop 3

The Sanctuary

Attendance: 47

Staff presented the purpose of the Neighborhood Conservation Combining District. Staff discussed that as the neighborhood stakeholders previously recommended no zoning changes for the Tarrytown Shopping Center, the City cannot accept a recommendation for lowering height at the shopping center. The neighborhood recommended changing the zoning of a portion of Westenfield Park from Multi-Family 2 to Public. Also, the neighborhood recommended keeping the City-owned property at Lake Austin Boulevard and Veterans Drive as Single-Family 3 but changing the property zoned Neighborhood Commercial (LR) to Public. Staff will get confirmation from the appropriate City department. The neighborhood voted against adopting the Front Porch design tool and will continue discussing placement of garages and parking at the next meeting.

September 21, 2009—Zoning Workshop 4

The Sanctuary

Attendance: 79

Stakeholders heard a proposal from the property owner of Elm Terrace (3215 Exposition Boulevard) to have Multi-Family 1 (MF-1) zoning and an alternative proposal from neighborhood stakeholders for Single-Family 3 (SF-3) zoning.

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When asked which zoning proposal was preferred, approximately 57 stakeholders preferred SF-3 and approximately 23 stakeholders preferred MF-1.

October 13, 2009—Zoning Workshop 5

The Sanctuary

Attendance: 14

Stakeholders supported changing the zoning at Walsh Boat Landing from SF-3 to Public. Stakeholders supported changing the zoning at 1500 and 1300 Scenic from CS to MF-4 and MF-3, respectively. Stakeholders supported changing the zoning at 3411, 3412 & 3500 Bonnie Road from CS to SF-3. Regarding the property at 1504 Robinhood, the site of an existing office, approximately 7 stakeholders preferred Neighborhood Office zoning and approximately 5 stakeholders preferred Neighborhood Office-Mixed Use zoning with a conditional overlay limiting residential use to single-family and duplex.

November 2, 2009—Zoning Workshop 6

The Sanctuary

Attendance: 13

Stakeholders supported changing the zoning at 3111 Windsor Road (Tarry Court) from LO to MF-1. Stakeholders supported changing the zoning at 700 Hearn Street (The Willows) from CS to MF-6. Regarding the property at 2309 Pruett, staff agreed to check on the possibility of SF-6 due to the small lot size. Staff confirmed with zoning planners that MF-2 is the appropriate category because it will make the use conforming. While we realize the lot size is not large enough for MF-2, it is the City's position not to down-zone established uses that do not create health or safety issues. Regarding the property at 2310 W. 7th, the site of an existing house, approximately 6 stakeholders preferred single-family zoning and approximately 3 stakeholders (including the property owner) preferred MF-6 to match the Willow's recommended zoning.

November 23, 2009—Zoning Workshop 7

Bryker Woods Elementary School

Attendance: 50

Regarding the properties at 1717, 1721, 1801, 1803 and 1805 35th Street, staff presented zoning options for two land use options. For the Neighborhood Commercial land use option, the appropriate zoning is the current zoning which is Limited Office (LO). For the Neighborhood Mixed Use option, the appropriate zoning is Limited Office with Mixed Use zoning (LO-MU). Stakeholders expressed their desire to keep the existing zoning (Limited Office). Staff has agreed to examine the possibility of additional restrictions such as height and mandating a mixture of uses. Regarding the property at 3402 Kerbey Lane, approximately 20 stakeholders preferred single-family zoning and approximately 19 stakeholders preferred Neighborhood Office.

January 11, 2010—Zoning Workshop 8

Bryker Woods Elementary School

Attendance: 13

Citizens heard a presentation from Margaret Valenti about the development of a Neighborhood Plan Contact Team. Information about the formation of the contact team, include a by-law template was distributed. Meetings to form the contact team will begin soon. The garage placement tool was supported by nine stakeholders will two opposed. The parking placement tool was supported by eight stakeholders will four opposed.

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March 4, 2010—Final Open House
LCRA Red Bud Center

Attendance: 115

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Attendees reviewed and commented on the final draft plan. They also ranked the recommendations that were their highest priority. This information will be used to make any needed changes to the draft plan.

Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

ID	Route	From	To	Sidewalk Request & Rec			Bike Lane Request & Rec				
				Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide Curb	In Bike Plan?	Approx. width	Parking removal neces? 1 side? Both Sides?
1	12th St	Winstead Ln	Exposition	X	Med - Low	Moderate priority as funding becomes available.					
2	34th St	Shoal Creek Blvd	Lamar Blvd	X	High	High priority as funding becomes available.					
3	35th St	McPac e frontage	McPac w frontage	X	Existing and TXDOT						
4	Balcones Dr	W 35th St	north	X	Low - V. Low	Low priority as funding becomes available.					
5	Bland St	McCullough St	Westover Rd	X	Low - V. Low	Low priority as funding becomes available.					
6	Bowman Ave	Schulle Ln	Exposition	X	Low - V. Low	Low priority as funding becomes available.					
7	Bridal Path	Pecos St	Exposition Blvd	X	Med-Low	Moderate priority as funding becomes available.					
8	Claire Ave	Woodridge Dr	Gaston Ave	X	Low	Low priority as funding becomes available.	X		N	680	Y - BS
9	Dalewood Pl	McCullough St	Galewood Pl	X	Low	Low priority as funding becomes available.					
10	Deep Eddy Ave	W 7th St	Lake Austin Blvd	X	Low	Low priority as funding becomes available.					
11	Dillman St	Windsor Rd	Enfield Rd	X	Low - V. Low	Low priority as funding becomes available.					
12	Dormarton Ln	Greenlee Dr	Windsor Rd	X	Very Low	Low priority as funding becomes available.					
13	Enfield Rd (north side)	Sonic Dr	Forest Trl	X	High - Med	High priority as funding becomes available.					
14	Etridg Ave	Hartford Rd	McCallum Dr	X	Low - V. Low	Low priority as funding becomes available.					
15	Exposition	at O. Henry	Enfield Rd	X	High	High priority as funding becomes available.					
16	Forest Trl	Windsor Rd	Enfield Rd	X	Med - Low	Moderate priority as funding becomes available.					
17	Funston St	W 30th St	W 35th St	X	Low - V. Low	Low priority as funding becomes available.					
18	Gaston Ave	Harris	Shoal Creek Blvd	X	Low	Low priority as funding becomes available.		X	Y	920	30
19	Hardoun Ave	Harris Blvd	McCallum Dr	X	EXISTING	Moderate priority as funding becomes available.					
20	Harris Blvd	Westover Rd	Windsor Rd	X	Med - Low		X		Y	2800	30
21	Harris Blvd	W 32nd St	Windsor Rd					X	Y	2800	30
22	Hartford Rd	Etridg Ave	Windsor Rd	X	Low - V. Low	Low priority as funding becomes available.					
23	Hearn St	W 8th St	Lake Austin Blvd	X	Low - V. Low	Low priority as funding becomes available.					

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Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

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ID	Sidewalk Request & Rec						Bike Lane Request & Rec					
	Route	From	To	Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide In Bike Plan?	Approx. width	Parking removal needed? 1 Side? 2 Both Sides?	Bike Program Rec	
24	Hillview Rd	Pecos St	W 35th St	X	Low	Low priority as funding becomes available.						
25	Hillview Rd	Marianna Rd	Windsor Rd				X	N	600	30	Y - BS	
26	Jarratt Ave	Gaston Ave	Leigh St	X	Low	Low priority as funding becomes available.					Bike lanes would necessitate parking removal on both sides of the roadway. The current ADT's and speed do not warrant a bicycle lane.	
27	Jefferson Ave	Westover Rd	Ethridge	X	Low	When grant opportunity is available, the COA will apply for SRTS grant.						
28	Jefferson Ave	at Mohle Dr		X	Low	When grant opportunity is available, the COA will apply for SRTS grant.						
29	Kennelwood Rd	Cherry Ln	Scenic Dr	X	Med - Low	Moderate priority as funding becomes available						
30	Kerbey Ln	W 35th St	W 38th St	X	Med	Moderate priority as funding becomes available						
31	Lake Austin Blvd	Atlanta St	6th St	X	TXDOT							
32	Lake Austin Blvd	Redbud Trl	Scenic Dr		High - Med	High priority as funding becomes available	X	existing	11300	40	N	
33	Lamar Blvd	W 38th St	Windsor Rd		High - Med	High priority as funding becomes available	X					
34	Marianna Rd	Northwood Rd	Hillview Rd	X	Low	Low priority as funding becomes available.						
35	Matthews Dr	Stevenson Ave	El Greco Cv	X	Low	Low priority as funding becomes available.						
36	Matthews Dr	Stavenson Ave	Windsor Rd				X	N - WC	275	30	Y - BS	
37	McCullough St	Exposition	Scott Crescent	X	Low - V. Low	Low priority as funding becomes available.					Bike lanes would necessitate parking removal on both sides of the roadway. The Plan does include this segment with a recommendation for a Wide Curb Lane. The current ADT's and speed do not warrant a bicycle lane.	
38	Meridian Ln	Quarry Rd	Enfield Rd	X	Med	Moderate priority as funding becomes available.						
39	Meridian Ln	W 12th St	W 7th St	X	Low - V. Low	Low priority as funding becomes available.	X	N	n.a	30	Y - BS	
40	Mohle Dr	Oakmont Blvd	Oakhurst Dr	X	Low - V. Low	Low priority as funding becomes available.						
41	MoPac southbound	W 35th St	Winstead Ln				X	N	TXDOT			
42	Northwood	Jefferson	Harris				X					
43	Northwood	MoPac e frontage	Jefferson Street	X	Low	Low priority as funding becomes available.	X				Included in Bicycle Plan as a bicycle lane but staff will reassess need with a focus on on-street parking needs.	
44	Oakmont Blvd	W 35th St	Mohle Dr	X	Low - V. Low	Low priority as funding becomes available.						

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Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

ID	Route	From	To	Sidewalk Request & Rec			Bike Lane Request & Rec				
				Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide In Bike Curb Plan?	Approx. width	Parking removal needed? 1 side? Both Sides?	Bike Program Rec
45	Pecos St	35th St	Bridle Path	X	Low	Low priority as funding becomes available.	X	Y	3000	30	Y-BS
46	Pecos St	Northwood Rd	Windsor Rd				X				included in the Bicycle Plan; bike lanes would necessitate parking removal on both sides. The Plan calls for a wide curb lane from Bridle Path to Enfield.
47	Quarry Road	Elton Lane	Possum Trot	X	NO EXISTING CONNECTION						see above
48	Lions Golf Course	Perimeter		X	High - Med	High priority as funding becomes available					
49	Tarrytown Park	Perimeter		X	Very Low	Low priority as funding becomes available.					
50	Redbud Trl	Lake Austin Blvd	Redbud Park	X	Very Low	Low priority as funding becomes available.					
51	Scenic Dr	Enfield Rd	Bridal Path	X	Low	Low priority as funding becomes available.					
52	Scenic Dr	Stevenson Ave	dead end								
53	Scenic Dr	Lake Austin Blvd	Cherry Ln				X	Y - as WC	1000	30-40	Y - BS
54	Scott Crescent	McCullough St	Dormarion Ln	X	Very Low	Low priority as funding becomes available.					The low ADT and speeds do not necessitate bicycle lanes.
55	Shoal Creek Blvd	W 34th St	31st St	X	Med - Low	Moderate priority as funding becomes available	X	Y	1000	30-41	Y - BS
56	Spring Ln	Galewood Pl	Westover Rd	X	Low	Low priority as funding becomes available.					The low ADT and speeds do not necessitate bicycle lanes.
57	Spring Ln	Windsor Rd	McCullough St	X	Med - Low	Moderate priority as funding becomes available					existing; 31st Street from Shoal Creek Boulevard to Lamar Boulevard is also an existing bl
58	Upon St	W 7th St	Lake Austin Blvd	X	Med - Low	Moderate priority as funding becomes available					
59	Veterans Dr	Foster Ave	MoPec Ped. Bridge	X	Med - Low	Moderate priority as funding becomes available					
60	W 11th St	Winstead Ln	Possum Trot	X	Low	Low priority as funding becomes available.					
61	W 29th St	Jefferson St	Lamar Blvd				X	Y		28	Y - BS
62	W 29th St	Oakmont Blvd	Lamar Blvd	X	Med - Low	Moderate priority as funding becomes available	X				From Harris to Lamar there is already a bicycle lane. The segment from Oakmont to Jefferson is not included in the Plan.
63	W 33rd St	Jefferson St	Churchill	X	Med - Low	Moderate priority as funding becomes available					
64	W 34th St	Jefferson St	Shoal Creek Blvd	X	High - Med	High priority as funding becomes available	X	Y - SL	2500	30	No existing parking due to the limitations with the existing width.

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Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

ID	Route	From	To	Sidewalk Request & Rec			Bike Lane Request & Rec				
				Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide In Curb Plan?	Approx. width	Parking removal needed? 1 Sides? 2 Both Sides?	Bike Program Rec
65	W 35th St	Pecos St	Mayfield Preserve	X	Low	Low priority as funding becomes available.					
66	W 35th St	Hillview Rd	Exposition	X	Med	Moderate priority as funding becomes available.					
67	W 6th St	MoPac s bound	Lamar Blvd		High - Med and TXDOT	High priority as funding becomes available.	X	Y	25000	No Existing Parking	From Lamar Boulevard to Downtown, there is not enough additional width for bicycle lanes. However, we have already striped bicycle lanes from Lamar to MoPac.
68	W 8th St	Meridian Ln	Norwalk Ln	X	Med - V. Low	Moderate priority as funding becomes available.					
69	Wayside Dr	W 12th St	W 7th St	X	Low	Low priority as funding becomes available.					
70	Westover	MoPac w frontage rd	Bland St	X	Low	Mobility Bond					
71	Westover Rd	MoPac w frontage rd	Exposition		Med - Low	Moderate priority as funding becomes available. Included in Mobility Bond	X	Y - WC	500	Y - OS	The Plan calls for a wide curb lane facility due to the need to remove parking.
72	Westover Rd	Across MoPac		X	Low	Low priority as funding becomes available. Included in Mobility Bond.					
73	Windsor Rd	Harford Rd	Forest Trl	X	Med - Low	Moderate priority as funding becomes available.					
74	Windsor Rd	Exposition Blvd	Western frontage rd	X	Med - Low	Moderate priority as funding becomes available.					
75	Windsor Rd	Matthews Dr	Pecos St	X	Low	Low priority as funding becomes available.	X				
76	Windsor Rd	Pecos St	Exposition		Med - Low	Moderate priority as funding becomes available.	X	Y	1700	Y - BS	Included in the Plan
77	Windsor Rd	Across MoPac		X	Med	Moderate priority as funding becomes available.					
78	Winstead Ln	Enfield Rd	W 7th St	X	High - Med and TXDOT	High priority as funding becomes available.					
79	Winstead Ln	Windsor Rd	Lake Austin Boulevard				X	Y	30-40	Y - BS	Parking may already be restricted on this TXDOT access road. Extending the bike lane to Veterans Drive improves connectivity, but would require an amendment to the Plan.
80	Woodmont	Forest Trl	Sharon Ln	X	Low	Low priority as funding becomes available.					
81	Woodridge Dr	W 29th St	Gaston Ave				X				
82	Woodridge Dr	W 29th St	Claire Ave	X	Med - Low	Moderate priority as funding becomes available.	X	N	30	Y - BS	Low speeds, insufficient width, and the neighborhood nature of this street does not call for bicycle lanes.

C4 to 101

Draft Table T-1 (T.2.1 & T.2.5)

Appendix B

Appendix B

Sidewalk Request & Rec														Bike Lane Request & Rec			
ID	Route	From	To	Sidewalk	Priority Rank	Recommendation	Bike Lane	Wide Curb	In Bike Plan?	ADT	Approx. width	Parking removal pieces? 1 side? Both Sides?	Bike Program Rec				
83	Exposition	3200 Block	3200 Block	X	EXISTING												
84	Bridal Path	Forest Trl	Sharon Ln	X	Low	Low priority as funding becomes available.											
85	Enfield Rd	Johnson Creek Trail	Woodlawn				X		Y	9000	38	Y - BS					
86	Woodlawn	Enfield Rd	14th				X		N		19-50	Y - BS	Low speeds, insufficient width, and the neighborhood nature of this street does not call for bicycle lanes. However, if you are building a new route here, consider a Plan Amendment.				
87	14th	Woodlawn	West Lynn				X		N	400	30	Y - BS	Low speeds, insufficient width, and the neighborhood nature of this street does not call for bicycle lanes. However, if you are building a new route here, consider a Plan Amendment.				
88	West Lynn	14th	12th				X		Y	2000	25	Y - BS					
89	12th St	West Lynn	Lamar Blvd				X		Y	7000	30	Y - BS	The segment from West Lynn to Lamar is in the Plan as a BL, east of Lamar to West Ave, the Plan calls for a shared lane; probably due to width limitations.				

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APPENDIX C




AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: CASE NUMBER:

C46
103

PROPOSED CODE AMENDMENT:	IMPLEMENT NEIGHBORHOOD PLAN FOR CENTRAL WEST AUSTIN NEIGHBORHOOD PLANNING AREA
PROPOSED NEIGHBORHOOD PLAN IMPACTING HOUSING AFFORDABILITY:	PROPOSED NEIGHBORHOOD PLAN WOULD: THE PROPOSED PLAN SIGNIFICANTLY LIMITS OPPORTUNITIES FOR POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING IN THE NEIGHBORHOOD.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	<p>PLAN SHOULD ALLOW FOR INFILL OPTIONS, GIVING INDIVIDUAL PROPERTY OWNERS THE CHANCE TO BUILD HIGHER DENSITY ON THEIR LOTS, AND THUS, CREATE POTENTIAL FOR AFFORDABILITY AND MULTI-FAMILY ZONING.</p> <p>IT SHOULD ALSO ALLOW, WHERE APPROPRIATE, FOR MORE OPPORTUNITIES FOR HIGHER DENSITY SINGLE FAMILY OR MULTI-FAMILY ZONING THROUGHOUT THE NEIGHBORHOOD.</p>
OTHER RECOMMENDATIONS:	<p>WE RECOMMEND THAT WHERE IT CONFORMS TO SURROUNDING USES, THE ZONING OF LOTS CURRENTLY UNDER DISPUTE BE CHANGED TO ALLOW FOR HIGHER DENSITY RESIDENTIAL.. WE ALSO RECOMMEND THAT THE PLAN ALLOW FOR A GREATER DIVERSITY OF HOUSING TYPES THROUGHOUT THE NEIGHBORHOOD TO ALLOW FOR AGING IN PLACE AND INCREASEDAFFORDABILITY OPTIONS FOR FAMILIES.</p> <p>WE RECOGNIZE THE IMPORTANCE OF MAINTAINING SF-3 ZONING AS MUCH AS POSSIBLE THROUGHOUT THE NEIGHBORHOOD, AND WE SUPPORT THE PLANNING AND DEVELOPMENT REVIEW STAFF IN THEIR EFFORTS TO MAINTAIN EXISTING SF-3 ZONING.</p> <p>SPECIFICALLY, WE RECOMMEND THE FOLLOWING ZONING CHANGES TO THESE LOTS:</p> <p>3215 EXPOSITION BLVD: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>3411, 3412, 3500 BONNIE ROAD: CHANGE TO SINGLE-FAMILY ZONING TO ALLOW FOR MULTIPLE UNITS (DUPLEX)</p> <p>2310 W. 7TH: CHANGE TO HIGHER DENSITY SINGLE FAMILY ZONING (SF-6)</p> <p>1717, 1721, 1801, 1803, AND 1805 35TH ST.: CHANGE TO LO-MU IN ACCORDANCE WITH PLANNING AND DEVELOPMENT REVIEW STAFF RECOMMENDATIONS</p>

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	<p>FOR ALL OTHER CONTESTED ZONING AND FLUM CASES, NHCD SUPPORTS THE RECOMMENDATIONS OF PLANNING AND DEVELOPMENT REVIEW STAFF.</p> <p>FINALLY, WE RECOMMEND THAT THE PLAN ADOPT APPROPRIATE INFILL TOOLS TO INCREASE DENSITY, SUCH AS ALLOWING THE USE OF THE SECONDARY APARTMENT INFILL TOOL, SMALL LOT AMNESTY, COTTAGE, AND URBAN HOME.</p>
DATE PREPARED:	MARCH 26, 2010
<p>DIRECTOR'S SIGNATURE: <u> for Margaret R. Shaw</u> MARGARET SHAW</p>	

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Crime Prevention through Environmental Design Neighborhood Safety Audit Worksheet

The intent of this Neighborhood Safety Audit Worksheet is to identify localized safety issues in a particular area while using the principles set forth by the Crime Prevention through Environmental Design urban planning tool. Those principles are:

- **Territoriality:** defining the ownership of a particular space (e.g., public vs. private space). Territorial control prevents the use of a space by unauthorized users.
- **Access Control:** denial of access to specific crime targets by minimizing uncontrolled movement within a specific area.
- **Natural Surveillance:** the ability to easily observe all users of a defined space, including potential criminals.
- **Maintenance and Management:** effective upkeep of those items that support the intended purpose and use of specific spaces (e.g., lighting, landscaping).

You may use the information found through this audit to create a safety plan that lays out recommendations for a safer, more secure neighborhood.

This audit sheet is based on the one used by the Phoenix Police Department in Phoenix, Arizona.

Neighborhood Name: _____

General area of audit: _____

Date: _____ Day: _____ Time: _____

Auditor(s): _____

1) General Impressions

What is your overall impression of the area? _____

What five words best describe the general area? _____

2) Lighting

Impression of lighting:

- ☐ Very Poor
- ☐ Poor
- ☐ Satisfactory
- ☐ Good

- ☐ Very Good
- ☐ Too Dark
- ☐ Too Bright

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Is the lighting fairly distributed throughout the area?

☐ Yes

☐ No

If streetlights are not working, identify them by their location: _____

Are you able to identify a face 75 feet away?

☐ Yes

☐ No

Do trees or bushes obscure the lighting?

☐ Yes

☐ No

How well does the lighting illuminate pedestrian walkways or sidewalks?

☐ Very Poorly

☐ Well

☐ Poorly

☐ Very Well

☐ Satisfactorily

How clearly does the lighting illuminate directional signs or maps?

☐ Very Poorly

☐ Well

☐ Poorly

☐ Very Well

☐ Satisfactorily

3) Signage

Are any street signs missing from the area?

☐ Yes

☐ No

Are street signs adequately illuminated?

☐ Yes

☐ No

Is there any type of signage that should be provided in the area?

☐ Yes

☐ No

If yes, please describe the type and location: _____

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4) Sight Lines

Can you clearly see what's around you?

☐ Yes

☐ No

If no, what is blocking your view?

☐ Bushes

☐ Hill(s)

☐ Fences

☐ Other _____

Are there places someone could be hiding?

☐ Yes

☐ No

If yes, where? _____

What would make it easier for you to see your surroundings? _____

5) Isolation

At the time of this audit, are there parts of the neighborhood that feel isolated from the rest of the area?

☐ Yes

☐ No

How many areas of the neighborhood seem isolated at other times of the day?

In the early morning?

☐ None

☐ A few

☐ Several

In the evening?

☐ None

☐ A few

☐ Several

During the day?

☐ None

☐ A few

☐ Several

After 10 p.m.?

☐ None

☐ A few

☐ Several

Is it easy to predict when people will be around?

☐ Yes

☐ No

How far away is the nearest person to hear a call for help? _____

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Other Comments: _____

6) Movement Predictors (as related to predictable and unchangeable routes)

Is there a frequently traveled route used by pedestrians in the neighborhood?

☐ Yes

☐ No

Is there an alternative, well-lit, and frequently traveled route available?

☐ Yes

☐ No

Is the end of the route clearly visible?

☐ Yes

☐ No

Are there places along the route where someone could hide and wait for you?

☐ Yes

☐ No

Other Comments: _____

7) Possible Entrapment Sites

Are there small, confined areas where you could be hidden from view (e.g., between garbage bins, alleys, recessed doorways)?

☐ Yes

☐ No

If yes, specify where you could be hidden from view: _____

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8) Escape Routes

How easy would it be for an offender to disappear from this area?

- ☐ Not Very Easy
- ☐ Quite Easy
- ☐ Very Easy

9) Nearby Land Uses

What types of things are near to this area?

- | | |
|---|--|
| <input type="checkbox"/> Stores | <input type="checkbox"/> Apartments |
| <input type="checkbox"/> Offices | <input type="checkbox"/> Natural area/park |
| <input type="checkbox"/> Restaurants | <input type="checkbox"/> Parking lot |
| <input type="checkbox"/> Factories | <input type="checkbox"/> School |
| <input type="checkbox"/> High-traffic roadway | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Houses | _____ |

Can you identify who owns or maintains nearby properties?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

What are your impressions of nearby land uses?

- | | |
|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Very Poor | <input type="checkbox"/> Good |
| <input type="checkbox"/> Poor | <input type="checkbox"/> Very Good |
| <input type="checkbox"/> Satisfactory | |

10) Maintenance

What are your impressions of property maintenance at this site?

- | | |
|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Very Poor | <input type="checkbox"/> Good |
| <input type="checkbox"/> Poor | <input type="checkbox"/> Very Good |
| <input type="checkbox"/> Satisfactory | |

Is there litter lying around?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Does the general area feel cared for?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

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Does the general area feel abandoned?

☐ Yes

☐ No

If yes, why does it feel abandoned? _____

Is there graffiti present?

☐ Yes

☐ No

11) Sense of Safety

Would other materials, tones, textures, or colors improve your sense of safety?

☐ Yes

☐ No

Other Comments: _____

12) Overall Design

What are your impressions of property maintenance at this site?

☐ Very Poor

☐ Good

☐ Poor

☐ Very Good

☐ Satisfactory

If you weren't familiar with this area, would it be easy to find your way around?

☐ Yes

☐ No

Other Comments: _____

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13) Improvements

What improvements would you like to see made to this general area? _____

14) Recommendations

Do you have any other specific recommendations for this area? _____

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After the Audit

Organize your findings

After the audit, you will have a lot of information regarding potential safety issues in the area and possible solutions to those issues. One way to organize all of this information is to group the findings together based on specific factors (e.g., lighting). You could also group findings by type of space (e.g., parking lots) or by specific uses of the space (e.g., strip mall).

If a specific area has been overlooked in the initial audit, consider talking with people that might use that specific area on a regular basis. If there is no one to talk to, conduct a short audit for that specific area.

Sharing the results

It is important to get support, information, ideas, and feedback from the people who live or work in the area in which this safety audit was conducted. Ideally, these people should be part of the audit group, but if they were not, it is important that they get involved in the process at this point. Consider holding small group meetings to provide non-participants in the audit the opportunity to discuss their concerns and help in making recommendations.

Making recommendations

Before you make any recommendations, first prioritize the identified problems. This allows for the most effective use of the resources that may be available to address those problems.

It is important that the recommendations you make can actually solve the problems identified in this audit. Think comprehensively when making recommendations. For example, you may decide a building needs a sign for identification purposes; but, putting up a sign without any illumination is only a partial solution.

Working for Change

Work with several entities, including area neighborhood associations or the Austin Police Department, to assist with the safety audit and to prepare a safety plan for those problems identified in the audit. Remember, though, that these entities' resources may be limited, and it may be important to identify other sources to assist in solving the safety issues in the area.

Resources that could be helpful in preparing a safety plan include:

- The National Crime Prevention Council (www.ncpc.org) and their *Designing Safer Communities: A Crime Prevention through Environmental Design Handbook* (1997).
- Jeffrey, C. Ray. *Crime Prevention through Environmental Design*. Beverly Hills: Sage, 1971.
- Newman, Oscar. *Defensible Space: Crime Prevention through Urban Design*. New York: Macmillan, 1972.

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Sustainability Resources Available in the City of Austin

Note: The contact information provided below was up-to-date at the time of this neighborhood plan's adoption. However, this information can change at any time after the plan's adoption date.

Plants, Produce, and Gardening

- Community Gardens (http://www.sustainablefoodcenter.org/GL_overview.html)
- Planting New Trees (<http://www.treefolks.org/>)
- Farmer's Market (<http://www.austinfarmersmarket.org/>)
- Rain Gardens (<http://www.ci.austin.tx.us/growgreen/raingardenplants.htm>)
- Native Plant Landscaping (<http://www.ci.austin.tx.us/growgreen/plants.htm>)
- Subsidized Rain Barrels (<http://www.ci.austin.tx.us/watercon/rbsales.htm>)
- Subsidized Rain Harvesting Systems (<http://www.ci.austin.tx.us/watercon/rwrebates.htm>)
- Neighborhood Beautification (<http://www.keeptaustinbeautiful.org>)

Neighborhood Sustainability

- Green Neighbor Program (<http://www.ci.austin.tx.us/watershed/greenneighbor/>)
- Neighborhood Habitat Program (<http://www.ci.austin.tx.us/parks/wildlifehabitat.htm>)
- Green Building
(<http://www.austinenergy.com/Energy%20Efficiency/Programs/Green%20Building/>)

Home Efficiency

- Home Solar (<http://www.austinenergy.com/Energy%20Efficiency/Programs/index.htm>)
- Selling Excess Solar Power to the Grid
(<http://www.austinenergy.com/Energy%20Efficiency/Programs/Rebates/Solar%20Rebates/faq.htm>)
- Free Low-Flow Toilets (<http://www.ci.austin.tx.us/watercon/sftoilet.htm>)
- Free Water-Efficient Showerheads and Faucets
(<http://www.ci.austin.tx.us/watercon/showerheads.htm>)

Carbon Footprint Calculator

- Calculate your carbon footprint (http://www.ci.austin.tx.us/acpp/co2_footprint.htm)

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West Austin Neighborhood Group Current Land Use by Category, 2008

	Total Number of Acres	Percent Total of Planning Area
Single-Family	845.9	42.00%
Multi-Family	150.8	7.00%
Commercial	21.6	1.00%
Office	21.7	1.00%
Civic	157.4	8.00%
Open Space	281.5	14.00%
Transportation	2.9	0.00%
Roads	384.3	19.00%
Undeveloped	4.6	0.00%
Utilities	12.5	1.00%
Water	149.3	7.00%

Windsor Road Current Land Use by Category, 2008

	Total Number of Acres	Percent Total of Planning Area
Single-Family	295.1	54.00%
Multi-Family	2.7	0.00%
Commercial	8.6	2.00%
Office	20.8	4.00%
Civic	29.7	5.00%
Open Space	52.7	10.00%
Transportation	6.8	1.00%
Roads	126.4	23.00%
Undeveloped	2.2	0.00%

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Final Survey Results

At the end of the planning process, Planning and Development Review Department staff administered an online and paper survey to gauge the entire community's support of the CWACNPA neighborhood plan. All property owners, business owners, and renters were notified of the survey in a neighborhood-wide mailout in February 2010. Sixty-six survey responses were received in the three-week period allotted for participation in the survey. The final survey's questions and responses can be found below.

Rate your level of support for the CWACNPA Neighborhood Plan.

Response	Response Count	Response Percentage
Fully Supportive	11	16.70%
Generally Supportive	36	54.50%
Generally Unsupportive	9	13.60%
No Support	6	9.10%
Unfamiliar with Plan	4	6.10%

Rate your level of support for the neighborhood planning process.

Response	Response Count	Response Percentage
Very Satisfied	5	7.80%
Satisfied	16	25.00%
Neutral	18	28.10%
Very Dissatisfied	12	18.80%
Did Not Participate	13	20.30%

How did you participate in the planning process?

Response	Response Count	Response Percentage
Surveys	37	59.70%
Correspondence with Staff	21	33.90%
Planning Meetings	30	48.40%
Coordination Team Member	3	4.80%
I Was Not Involved	18	29.00%
Other	6	9.70%

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How did you hear about neighborhood planning meetings?

Response	Response Count	Response Percentage
Postcards/Letters	28	45.20%
E-Mail	38	61.30%
City of Austin website	10	16.10%
Signs Posted in Neighborhood	11	17.70%
Neighborhood Association Newsletter	23	37.10%
Newspaper, radio, tv	6	9.70%
This is the first time I've heard about plan	6	9.7
Other	2	3.2

About how many meetings did you attend?

Response	Response Count	Response Percentage
0	28	45.20%
1-10	19	30.60%
11-20	2	3.20%
21-30	4	6.50%
31-40	4	6.50%
More than 40	5	8.10%

In the Central West Austin Neighborhood Planning Area, I am a ...

Response	Response Count	Response Percentage
Homeowner	57	91.90%
Renter	1	1.60%
Business Owner	7	11.30%
Non-Resident Property Owner	3	4.80%
Other	4	6.50%

These requests are wrong in so many ways, but we need to address them strongly. If no one objects, I will start contacting the neighbors. They need to know what is going on.

Blake

C4-6

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051
C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Dana Dean

☐ I am in favor

Address 2613 Pecos

(*Estoy de acuerdo*)

☒ I object
(*No estoy de acuerdo*)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

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From: Ray Zvonek [mailto:rayzvonek@att.net]
Sent: Wednesday, April 08, 2009 2:35 PM
To: Craig, Victoria
Subject: 1803 and 1805 W. 35th-NEIGHBORHOOD MIXED USE

Victoria,

Please let this email serve as my recommendation that my properties at 1803 W. 35th and 1805 W. 35th have a land use of NEIGHBORHOOD MIXED USE.

Thank you,

Ray Zvonek

RAY A. ZVONEK
512-615-0365

From: J. Mark Waugh [mailto:jmarkwaugh@att.net]
Sent: Wednesday, April 08, 2009 5:08 PM
To: Craig, Victoria
Subject: RE: 1801 W. 35th Street, Neighborhood Mixed Use

Dear Ms. Craig, I would like to go on record as requesting that our property at 1801 W. 35th Street, Austin, Texas, be designated as land use of Neighborhood Mixed Use. I would greatly appreciate it if you would make certain that my request is duly noted. Thank you, Mrs. Joseph (Joan J.) Culver

From: wjm [mailto:wjm@att.net]
Sent: Tuesday, April 14, 2009 1:02 PM
To: Craig, Victoria
Subject: zoning

Victoria,

Please let this email serve as my recommendation that my property at 1717 W. 35th St. have a land use of NEIGHBORHOOD MIXED USE.

Thank you,
J. Mark Waugh
Owner
512-451-0988

DiGiuseppe, Paul

From: [REDACTED]
Sent: Thursday, November 12, 2009 1:57 AM
To: DiGiuseppe, Paul
Subject: Re: 1801 W. 35th Street

Thank you for your letter of clarification. I will not be able to attend the meeting but hope that the outcome is for office use-residential. We have no plans for any changes to our property but would certainly like to have the option to make changes in the future if we opted to do that. Again, thank you for writing. Joan Culver

DiGiuseppe, Paul

From: wjm
Sent: Tuesday, December 01, 2009 12:17 PM
To: DiGiuseppe, Paul
Subject: zon

Dear Paul,

My name is Mark Waugh, owner of the Worthington Apartment Complex located at 1717 West 35th St. Austin, Texas 78703. I sent an Email to Victoria Craig back in April of this year regarding my recommendation that my property have a land use of Neighborhood Mixed Use, and ask for your support in assisting me in accomplishing this request.

My neighbor Ray Zvonek, who owns property at 1803 and 1805 West 35th Street, just forwarded your correspondence of November 5, 2009 to me today regarding the Central West Austin Neighborhood meeting that was held on November 23, 2009. Since I was unaware of the meeting, I was not able to attend.

I ask for your support in adding my property to the request of my neighbor Ray, to have my property rezoned to the original Neighborhood Mixed Used classification.

Please let me know what I need to do in assisting with this request.

Sincerely,

J. Mark Waugh

5/24/2010

DiGiuseppe, Paul

From: [REDACTED]
Sent: Monday, December 14, 2009 9:50 AM
To: DiGiuseppe, Paul
Subject: Re: 35th Street

Dear Mr. DiGiuseppe, As a property owner on West 35th Street (1801), I STRONGLY vote that the restrictions stay as they are with no further restrictions (conditional overlay) placed on the five properties affected. Thank you for your work on this matter and for trying to insure that the people who own the five properties are not saddled with conditions that are unfair. I appreciate you staying in touch with all parties concerned as to what is happening with this issue. Thank you - Joan Culver

C5

DiGiuseppe, Paul

From: Ray Zvonek
Sent: Monday, December 14, 2009 9:33 AM
To: DiGiuseppe, Paul
Subject: RE: 35th Street

Hi Paul,

Hope you are doing well this morning. I just wanted to let you know that my vote regarding my properties at 1803 and 1805 W. 35th is to not put any restrictions on the LO-MU zoning. Let me know if you have any questions.

Thanks,
Ray

RAY A. ZVONEK

512-615-0365

-----Original Message-----

From: DiGiuseppe, Paul [mailto:Paul.DiGiuseppe@ci.austin.tx.us]
Sent: Monday, December 07, 2009 2:02 PM
To: DBarcinski@aol.com; Michael Curry; JBASCIANO@austin.rr.com; Michael R. Cannatti; Blake Tollett; August W. Harris III; susan pascoe; Jerry Balaka; mwstockerdds@gmx.net; wjmwjm@austin.rr.com; Joaniejoyl@aol.com; Ray Zvonek
Cc: Guernsey, Greg; Shaw, Chad; Hockmuller, Mike; Patterson, Clark; Haywood, Carol
Subject: RE: 35th Street

Dear All:

I am writing this e-mail in response to both Derek and Michael's e-mails. I am also copying all of the property owners so that all parties are getting this information. We want a fair and transparent process that hopefully resolves issues.

The three main focus points are on the similarities and differences between Limited Office (LO) and Limited Office-Mixed Use (LO-MU) zoning, potential restrictions that could be considered as part of a conditional overlay, and the conformance status of the properties. The properties in question are located at 1717, 1721, 1801, 1803, & 1805 W.35th Street.

I. Current Conditions

There are five subject properties with a total of 36 residential units on 1.322 acres. This averages to about 27 units per acre. I have not been able to determine the amount of office development. Based on the review of an aerial photograph, it is not clear the number of parking spaces due to trees blocking the view and un-striped parking. While I cannot determine the exact amount of impervious cover, the aerials show very little permeable land (possibly approaching over 95% impervious cover). The aerials also show that most of the buildings are built close to the rear property line.

II. Similarities and Differences between LO and LO-MU Zoning

Please note that the following refers to new development or redevelopment of property based on the current standards of these zoning options. Should no new development, remodeling or redevelopment occur, the property owners are not required to meet the current development standards under either zoning option. You will want to pay close attention to the last section of the e-mail dealing with conformance status as it effects development, redevelopment, and remodeling potential.

A) Development Standards

With the exception of parking requirements, the development standards are the same between

25

DiGiuseppe, Paul

From: wjm
Sent: Monday, December 14, 2009 11:38 AM
To: DiGiuseppe, Paul
Subject: Re: 35th Street

Dear Paul,

Thanks to you and your staff for all the effort you have put into regarding the zoning of our property and our neighbors. Having rental property in various areas of the city, I am well aware of the hesitation and downright harrasing resentment that neighborhood associations can create. While I know they may mean well, I sometimes wonder if they realize that we also have rights to properly maintain a profitable business/property. As we all know, they are not making any more land and we all need to develop it in a manner to facilitate the increasing number of people.

I wish to re-emphasize that I do not wish to change my original position of supporting the proposal being submitted by the City Planners in reference to the zoning of my property located at 1717 West 35th Street.

Once again, thank you.

Mark Waugh
512-451-0988

----- Original Message -----

From: "DiGiuseppe, Paul" <Paul.DiGiuseppe@ci.austin.tx.us>
To: <DBarcinski@aol.com>; "Michael Curry" <mcmediate@msn.com>; <JBASCIANO@austin.rr.com>; "Michael R. Cannatti" <mcannatti@hamiltonerrile.com>; "Blake Tollett" <blake.tollett@earthlink.net>; "August W. Harris III" <harris@cfs-texas.com>; "susan pascoe" <spascoe@grandecom.net>; "Jerry Balaka" <jerry_balaka@hotmail.com>; <mwstockerdds@gmx.net>; <wjmwmjm@austin.rr.com>; <Joaniejoy1@aol.com>; <rayzvonek@capitalcdc.com>
Cc: "Guernsey, Greg" <greg.guernsey@ci.austin.tx.us>; "Shaw, Chad" <Chad.Shaw@ci.austin.tx.us>; "Hockmuller, Mike" <Mike.Hockmuller@ci.austin.tx.us>; "Patterson, Clark" <clark.patterson@ci.austin.tx.us>; "Haywood, Carol" <Carol.Haywood@ci.austin.tx.us>
Sent: Monday, December 07, 2009 2:02 PM
Subject: RE: 35th Street

Dear All:

I am writing this e-mail in response to both Derek and Michael's e-mails. I am also copying all of the property owners so that all parties are getting this information. We want a fair and transparent process that hopefully resolves issues.

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DiGiuseppe, Paul

From: Steven Nacamuli
Sent: Tuesday, May 25, 2010 1:43 PM
To: DiGiuseppe, Paul
Subject: Opposed to neighborhood plan

Paul,

As a property owner in Tarrytown I'd like to voice my opposition to the proposed plan to restrict garage location the side of a house set back from the front entry. I oppose the proposal for a multitude of reasons not the least of which is the erosion of my property rights.

I don't know the reasoning behind this or, quite frankly, the logic and I don't see any benefit to homeowners by enacting this proposal. I see further unneeded regulation, an erosion of my property rights and a loss of property value.

Limiting the garage location puts further restrictions on the envelope of the house. This combined with the current Mc Mansion tent rule, essentially creates a cookie cutter look for the neighborhood. I appreciate the homes in Tarrytown, which includes a diversity of designs and time periods. I would prefer Tarrytown not be turned into a cookie cutter neighborhood like Millwood or Jester Estates.

I have firsthand experience with designing a house for Tarrytown on a 50 foot wide lot; the current Mc Mansion ordinance already makes it a challenge to create an appealing home with proper roof lines within the tent rule. Requiring the garage to be to the side would result in our current plan violating the tent rule. The result, I complete redesign of the second floor, a redesign of the roof line and a less appealing house. Is the city going to put a grace period in place for individuals which current have plans in progress that do not adhere to this proposal? If not, is the city going to reimburse these individuals for cost of the redesign?

Have you considered the effects of this proposal when combined with the impervious cover? It appears to me that this proposal will require additional driveway length, thus increasing impervious cover. I for one don't want to trade impervious cover for a driveway when a much better usage would be for use as living area. Is the city going to increase the amount of impervious cover allowed?

If these proposals are so good why is the Mueller Airport property exempted? Why does the city feel it can restrict my property rights, but when it comes to the city property the same rules don't apply? The city can build with 3 foot setbacks, have a far exceeding 60%, and have an impervious cover upwards of

5/25/2010

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051
C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: The proposed change to zoning designation is too
general and will run far too great a risk
to damaging our neighborhood and the
value of my home.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Joseph P. Delaney

☐ I am in favor
(Estoy de acuerdo)

Address 3215 Bonnie Rd. Austin, TX 78703

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

DiGiuseppe, Paul

From: Gary Franklin Brown [mailto:garybrown@cityofaustin.gov]
Sent: Saturday, May 22, 2010 9:06 AM
To: DiGiuseppe, Paul
Cc: Marie Coleman; ej brown; Zach
Subject: LDC25-2-1603

Paul,

I object to the proposed change in the LDC----25-2-1603.

The City of Austin has caused this problem by granting variances to owners who hire politically connected representatives to represent them before the city's boards, council and commissions. The ordinances are fine. If the COA wants to do something make it illegal for any former employee or elected member of the city to represent or lobby for anyone before the city. In addition they should make it illegal for any council member to work for the city. Those are changes that I support.--but of course that would defeat the purpose of working for the city or serving on the council or boards and commissions.

Paul if you have nothing to do please resign and make room for a policeman, firefighter or EMT. Otherwise leave us alone.

Gary Brown
3500 Windsor Road

5/24/2010

DiGiuseppe, Paul

From: Janice Hughes
Sent: Friday, May 21, 2010 5:06 PM
To: DiGiuseppe, Paul
Subject: Objection to plan in Tarrytown

I object to the new proposed garage placement rule that I read about in the packet that you sent to me. I object!

Janice Hughes
2709 West 35th Street
Austin 78703
300-9465

DiGiuseppe, Paul

From: Chris Fabre
Sent: Friday, May 21, 2010 4:37 PM
To: DiGiuseppe, Paul
Subject: Objection to Garage Placement proposed ordinance

I live in Brykerwoods neighborhood and have for about 20 years in the same house built in 1938. It is a very small lot with a 2br/2ba house. The garage built in the 40's (house in the late 30's) is within a foot setback of the back and side lots, which was acceptable when the subdivision was platted/designed. If I were to want to rebuild it, I'd not be able to. (If I respect the new 10' setbacks it would put the garage literally inside the perimeter of the current house.)

My point being, no more regulation! I think we've got quite enough. Austin will soon be so PC that it will be too expensive to retire in. I've been in Austin since 7th grade (40 years now), practiced dentistry, paid my taxes, and been a good neighbor.

Please please, no more zoning ordinances.

Thank you for passing on my concerns,

Chris Fabre DDS
1520 W 32nd Street
78703

DiGiuseppe, Paul

From: George McGee
Sent: Friday, May 21, 2010 12:59 PM
To: DiGiuseppe, Paul
Subject: Paul, I respectfully object to additional rules about where home owners can put their garages.
Attachments: Picture (Metafile)

We already have fairly restrictive retroactive rules in place in the aftermath of the "McMansion" ordinance.

Home owners need to retain their right to put a garage within the area that was acceptable when they bought their home.

Any further restrictions will require the home owner to pay more money to develop his personal investment and possibly reduce the value in his nest egg.

Not that that investment has not already taken some serious hits with the increase in property taxes, insurance, and utilities.

Enough already.

Resist please,

Respectfully,

George (A 42 year resident of West Austin and 32 year full time Realtor).



George Sears McGee
Austin Silent Market
3112 Windsor 105A
Austin, Texas 78703
512.789.0900

<http://www.austinsilentmarket.com>

DiGiuseppe, Paul

From: Roxan Coffman
Sent: Friday, May 21, 2010 1:28 PM
To: DiGiuseppe, Paul
Subject: proposed garage placement rule that is coming up

Paul:

I've been selling real estate in Tarrytown for 30 years and a resident for 37 years. I'm am totally opposed to this ruling about garage placement...What is going on at city hall?? This is crazy! Why can't people build what they want with the very strict rules that we already have??

I'll try to be there at the meeting.

Sincerely,

Roxan Coffman
Roxan Coffman Properties
www.RoxanCoffman.com
512.477.6666 office
512.750.6666 mobile
512.477.6468 fax

Download my virtual business card:

<http://getvcard.com/getvcard.asp?UID=SJgWrP2>

LinkedIn.com

<http://www.linkedin.com/in/roxancoffman>

DiGiuseppe, Paul

From: christie@covertingersollproperties.com

Sent: Saturday, May 22, 2010 9:55 AM

To: DiGiuseppe, Paul

Subject: new building oprdinance

Paul,
I'm Not for the new building ordinance coming up May 25th!. Please pass this on.
Thanks,
Christie

Christie Covert Ingersoll
Covert Ingersoll Properties
www.CovertIngersollProperties.com
Christie@CovertIngersollProperties.com
512-422-7788
512-261-3966 fax

5/24/2010

DiGiuseppe, Paul

From: VALERIE WICKLAND
Sent: Saturday, May 22, 2010 9:39 AM
To: DiGiuseppe, Paul
Subject: garage restrictions.

Hi Paul

I own property on Windsor and would like to oppose the new restrictions that are being proposed for the area. How do I do this? I am in California for the month, and would like to put a vote in against the proposal.

If you could fax something to me that would be great. My fax number is 949-258-5004. Please do not send anything to my address, as I am not there at this time, and do not receive mail there. Also I think you have to have the votes in by the 25th.

Valerie Wickland
1608 Windsor Rd.
Austin, TX 78703

DiGiuseppe, Paul

From: Laura Duggan
Sent: Saturday, May 22, 2010 11:53 AM
To: DiGiuseppe, Paul
Subject: Proposed Garage Placement and Impervious Cover Changes

Dear Mr. Guiseppe,

I am against any proposed changes to the current building codes in Tarrytown. As a native Austinite, and a resident of Tarrytown, I am opposed to any further restrictions place on us by the City Council.

Sincerely,
Laura Duggan

Laura Duggan

REALTOR® CIPS, CLHMS, CDPE, CRB, CRS

West Austin Properties

Local Expertise. Global Reach.

1001 West Avenue, Ste. B

Austin, TX 78701

Direct: +1 512 750-2425

Email: laura@westaustin.com

Follow Me On Twitter

Austin Blog: www.WestAustinMarketplace.com

Referrals are the heart of our business! Please let us know when you know someone who needs to buy or sell a home.



Information from ESET Smart Security, version of virus signature database 5041
(20100419)

The message was checked by ESET Smart Security.

<http://www.eset.com>

5/24/2010

DiGiuseppe, Paul

From: Chris Harrison [mailto:chris.harrison@tarrytownny.org]
Sent: Saturday, May 22, 2010 1:39 PM
To: DiGiuseppe, Paul
Subject: Garage Placement Rule Proposal

Paul,

Please add 2 more names of Tarrytown property owners who OBJECT to the proposed "Garage Placement Rule".

We believe this rule will effect our property values and place undue time and financial burdens on homeowners, particularly for those who have lived in the neighborhood for years or have retired. Not one of our neighbors or community residents with whom we have discussed this issue believe this is proper. The same view is held by the vast majority of our local architects and builders.

Most strongly and sincerely,

Dr. George Harrison
Christine Harrison

DiGiuseppe, Paul

From: janahowden
Sent: Saturday, May 22, 2010 4:45 PM
To: DiGiuseppe, Paul
Subject: Planning and Development Review Department

Mr. DiGiuseppe -

I am a Tarrytown resident and ***I object*** to any proposed additional restrictions on how to build in our neighborhood, specifically on future garage plans. Please share this responses to the commissioners at the meeting on Tuesday.

Thank you, Jana Howden

Jana Howden
janahowden@aol.com
(512) 736-9847 (cell)

5/24/2010

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051
C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: _____

Please see the attachment.
Thank you.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) MARY MALONE

Address 2408 Indian Trail Austin, TX 78703

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

DiGiuseppe, Paul

From: Lisa Gilbert [mailto:lgilbert@cityofaustin.org]
Sent: Monday, May 24, 2010 8:24 AM
To: DiGiuseppe, Paul
Subject: Tarrytown building restrictions-garage placement

Hi -
I strongly disagree to the new property restrictions for new building in Tarrytown. This proposal will cause this neighborhood into a cookie cutter "track" housing look. We live in this neighborhood for the diversity of the houses and because it is not part of a neighborhood association which dictates the style of our homes and what we do on our property. If the city spent more time fairly enforcing the impervious cover rules that would be a better use of our taxpayer money.
Thank you for your time.
Lisa Gilbert
3805 Stevenson Ave.
Austin TX 787803

DiGiuseppe, Paul

From: Blake Magee
Sent: Monday, May 24, 2010 9:30 AM
To: DiGiuseppe, Paul
Subject: Central West Austin Combined NP

Attachments: AR-M355N_20100524_100519.pdf



AR-M355N_201005
24_100519.pdf (...)

Paul,

Please share my comments with the PC and CC. The garage rule looks great on a blank sheet of paper, but does not consider site conditions such as topography and more importantly Trees. West Austin is covered with protected and heritage trees. In order to meet the proposed garage placement rule being considered, more trees will like need to be removed. I think this rule runs contrary to the Heritage Tree Ordinance and does not consider the topography in west Austin. In the event this plan moves forward with the garage placement rule, the city staff will be quite busy with variance requests.

Thank you for passing on my comments.

Blake Magee
Blake Magee Company, LP
1011 North Lamar Boulevard
Austin, Texas 78703
(512) 481-0303 ext 208
(512) 481-0333 - Fax

-----Original Message-----

From: copier@blakemageeco.com [mailto:copier@blakemageeco.com]
Sent: Monday, May 24, 2010 10:05 AM
To: Blake Magee
Subject: Scanned image from AR-M355N

DEVICE NAME:
DEVICE MODEL: SHARP AR-M355N
LOCATION:

FILE FORMAT: PDF MMR(G4)
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.
This file can be read by Adobe Acrobat Reader.
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.437 / Virus Database: 271.1.1/2893 - Release Date: 05/24/10
06:26:00

25-6

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051
C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: Garage Placement rule is
ridiculous. The new Heritage Tree
ordinance will dictate where improvements can
be placed, not a new design rule. What about Sidewalk?

You may also send your written comments to the Planning and Development Review Department, Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Blake Magee

Address 1400 Elton Lane

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....

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You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

DiGiuseppe, Paul

From: Jerry Tindel [mailto:jerry.tindel@ny.gov]
Sent: Monday, May 24, 2010 9:53 AM
To: DiGiuseppe, Paul
Subject: zoning change

Dear Mr. DiGiuseppe,
Please my objection to the planned zoning changes for the Tarrytown area.

Jerry Tindel, MD

DiGiuseppe, Paul

From: v
Sent: Monday, May 24, 2010 10:09 AM
To: DiGiuseppe, Paul
Subject: Tarrytown Garage Placement Proposal

Dear Mr. Diguseppe:

I am a resident of Tarrytown and I just want to go on record that my wife and I are against the proposed garage placement proposal that is scheduled to go before the Planning Commission.

Thank you,

Wally Scott

5/24/2010

DiGiuseppe, Paul

From: Jacquelyn Morris
Sent: Monday, May 24, 2010 10:46 AM
To: DiGiuseppe, Paul
Subject: I object

Dear Paul,

I object to the garage placement rule that is being proposed for the Tarrytown area.

Thank you,

Dr. Jacque Morris

DiGiuseppe, Paul

From: Kevin Alter [redacted]
Sent: Monday, May 24, 2010 11:08 AM
To: DiGiuseppe, Paul
Cc: mariegucci@msn.com
Subject: Central West Austin Neighborhood Plan (new building changes) : May 25th Planning Commission to vote
Attachments: Design Tools.pdf

Dear Paul DiGiuseppe,

I just learned of the proposed changes in the Central West Austin Area to do with garage placement, and I would like to register my objection. While I appreciate the desire not to have the front of a home obscured by a large garage door, the proposed rules are problematic in many ways. On thin lots of 50' or less, the new rules would be quite onerous. Similarly, we find that we have clients, particularly those that are older, who want a circular drive, and the impervious cover restrictions would not allow us to achieve this – we are currently completing a very beautiful house in the Balconies neighborhood with just such a condition, that is very sensitive to the neighbors and handsome from the street, but the new impervious cover regulations would not have allowed us to permit this building. I am very much in favor of reducing the front porch setback, however, but want to be sure that one can also still utilize the averaging of the neighboring homes should that be less.

I did not receive the Planning Commission comment form that was apparently mailed last week from the Planning and Development Review Department, but have reviewed the "Neighborhood Plan Design Tools" and would like to register my objection regardless.

Sincerely,

kevin alter

alterstudio architects, LLP

1403 rio grande
austin, texas 78701
o 512.499.8007
f 512.499.8049
m 512.797.6903

kevinalter@alterstudio.net <<mailto:kevinalter@alterstudio.net>>

www.alterstudio.net <<http://www.alterstudio.net>>



Please consider the environment before printing this email.

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5/24/2010

DiGiuseppe, Paul

From: [REDACTED]
Sent: Monday, May 24, 2010 3:29 PM
To: DiGiuseppe, Paul
Subject: I object to garage planning rule

I am out of town but wanted to let you know that I object to garage planning rule in Tarrytown

Pamela Jones
2412 Jarratt Ave

Pamela Jones
512-922-4581
Sent from my iPhone

DiGiuseppe, Paul

From: Peter Pfeiffer
Sent: Monday, May 24, 2010 11:53 AM
To: DiGiuseppe, Paul
Cc: 'Marie Coleman'; laura@westaustin.com
Subject: Central West Austin Combined Neighborhood plan

Hi Paul:

I Object to this iteration of the Central West Austin Combined Neighborhood plan. Please make sure the Planning Commission logs in my objection as both a property owner and as a licensed professional architect - as I will be unavailable tomorrow night to attend the hearing.

I live in this Central West Austin neighborhood and earn my living designing sensitive and efficient homes in this neighborhood. It is my opinion that layering-on more design regulation makes it more difficult to arrive at intelligent design solutions - which does not serve the public nor the specific property owners well. I am particularly against "Garage Placement" and "Parking Placement" regulations.

Because of the recent remodeling ordinance, and now this additional attempt at what I see as "restrictions on good judgment", I have come to believe that we need to step back and look at our City as a system of parts - and deal with comprehensive planning from that perspective. It is the outdated Land Development Code, which is based on a larger-sized suburban lot model and 1970's parking figures, that needs critical evaluation - especially when being applied to our older central-city neighborhoods. Otherwise I fear we will never mature into the "sustainable city" we can be.

Warm Regards,

Peter L Pfeiffer, FAIA

a LEED Accredited & NAHB Certified Green Building Professional
President - BARLEY & PFEIFFER ARCHITECTS
Comprehensive Sustainable Architecture, Interiors & Consulting
1800 West 6th Street, Austin, Texas 78703
office: **512-476-8580** cell: 512-426-3306 **www.BARLEYPFEIFFER.COM**

5/24/2010

DiGiuseppe, Paul

From: Marie Coleman [mailto:marie@standardpacific.com]

Sent: Monday, May 17, 2010 1:59 AM

To: DiGiuseppe, Paul

Subject: At least 30 plus existing homes in Tarrytown have the garage/carport in front of the front door.

Hi Paul,

In a fifteen minute drive around Tarrytown I could count at least 30 homes that have the garage in front of the front door. I took photographs of the ones I could identify - some were homes built in the 1940s to current.

Has anyone from the city counted exactly the number of homes that have the garage/carport in front of the front door in Tarrytown? I imagine upon closer inspection that count could be at least 50 or more homes. How can a Neighborhood make a change like this if 30-50 homes already have garages in front of the front door in Tarrytown?

Best Regards,

Marie Coleman
Standard Pacific Homes at Mueller
Cell (512) 461-5181

From: DiGiuseppe, Paul [mailto:Paul.DiGiuseppe@ci.austin.tx.us]

Sent: Wednesday, May 05, 2010 11:25 AM

To: Marie Coleman

Subject: RE: Touching Base

Hi Marie:

There are two ways to do this. The notice that will be sent out next week contains a comment form that will be returned to me for inclusion with the materials sent to Planning Commission and City Council. Second, you can contact Planning Commission by going to <http://www.ci.austin.tx.us/boards/search.cfm> and scrolling down to Planning Commission. The Planning Commission webpage contains the e-mail addresses of planning commissioners.

Please let me know if you have any questions.

Paul

From: Marie Coleman [mailto:marie@standardpacific.com]

Sent: Wednesday, May 05, 2010 1:18 PM

To: DiGiuseppe, Paul

Subject: RE: Touching Base

Hi Paul,

So I guess I need to send an email to the Planning Commission to air my grievances? If so, who do I send it to?

Best Regards,

5/24/2010

DiGiuseppe, Paul

From: Marie Coleman [mailto:marie@standardpacifichomes.com]
Sent: Tuesday, May 18, 2010 4:58 PM
To: DiGiuseppe, Paul
Subject: Question

Hi Paul,

I received the notices about the changes today in the mail. This only gives a property owner only 6 days to review the information prior to the Planning Commission meeting on May 25th. This is not enough notice for property owners who travel during the week for their employment (like my husband for example) to properly respond and/or mail back a response to the city by May 25th.

The notice should also state in bold letters "Warning: your property rights will be changing according to this notice. If you want to keep your property rights as is check here. If you are in favor of creating restrictions on new construction regarding parking placement and garage placement on a property check here."

Also, this Garage Placement incorrectly states that in Tarrytown "existing development emphasizes residential facades and minimizes the parking structure aesthetics dominating single-family residential use of a property." Existing development like the 30 photographs of homes that I took in Tarrytown have garages and carports in front of the front door. Will the city actually count the number of existing homes in the Tarrytown area that have the garage and or carport in front of their front door? Do you want me to count the number of existing homes in Tarrytown that have the garage or carport in front of the front door? I wager I can count 50 homes if I spend a day researching it. Do you want me to take photographs of each property and email them to you?

I think the packet that was mailed out is not enough information regarding the garage placement restrictions. Diagrams and examples should have been included.

Best Regards,

Marie Coleman

Sales Representative
Standard Pacific Homes at Mueller
Office : (512) 479-7300
Cell : (512) 461-5181
Fax : (512) 479-7301
Email : marie@standardpacifichomes.com
www.standardpacifichomes.com

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5/24/2010

DiGiuseppe, Paul

From: Marie Coleman ~~Marie.Coleman@standardpacific.com~~
Sent: Wednesday, May 19, 2010 2:05 PM
To: DiGiuseppe, Paul
Subject: Question

Paul,

If the garage placement rule passes with the City Council on June 10th, will there be a grace period like 6 months before it goes into effect? I don't think we will have our plans ready for permitting by June 10th, and it will be extremely expensive and time consuming to start over.

Best Regards,

Marie Coleman

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5/24/2010

DiGiuseppe, Paul

From: Marie Coleman
Sent: Wednesday, May 19, 2010 5:45 PM
To: DiGiuseppe, Paul
Subject: Question - excluding my property from the Garage Placement Change

Hi Paul,

I spoke with Maureen and she recommended that I ask you to exclude my property from the Garage Placement change.

The property that we have plans that are in the process of being completed is located at 2006 Hopi Trail – the legal description is lot 73, Tarry-town4. I would also request to exclude our adjacent property 2100 Hopi Trail – the legal description is lot 72, Tarry-town4.

Please let me know your thoughts. Thank you.

Best Regards,

Marie Coleman

Sales Representative
Standard Pacific Homes at Mueller
Office : (512) 479-7300
Cell : (512) 461-5181
Fax : (512) 479-7301
Email: [REDACTED]
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5/24/2010

DiGiuseppe, Paul

From: Michael Deane
Sent: Tuesday, May 25, 2010 8:04 AM
To: DiGiuseppe, Paul
Subject: West Austin Garage Placement

Paul,

I will be unable to attend the meeting this evening, but I wanted to make sure my opposition to the proposed rule changes was heard.

I have lived in Tarrytown since 1987. In addition, I have built more that 15 new residences in the Tarrytown and Pemberton neighborhoods.

Judging by the responses of the neighbors we receive daily, we must be doing something right. We receive uncountable complements and "thank you"s for the projects we build.

I must admit, I do not care for front entry garages. So I sympathize with the board's position.

However, after reflecting on the bulk of our past projects, some of which were built for some of Austin's most distinguished residents, I realized almost none of them would comply. All of these projects were very well received by the community, and have substantial design. And our projects are not alone.

After reviewing many projects designed and built by our areas most regarded architects, I came to the conclusion that they also do not comply

What worries me is that trees, side entry garages, slopes, and backyard views are not being considered.

Thank you for your time,

Michael D. Deane

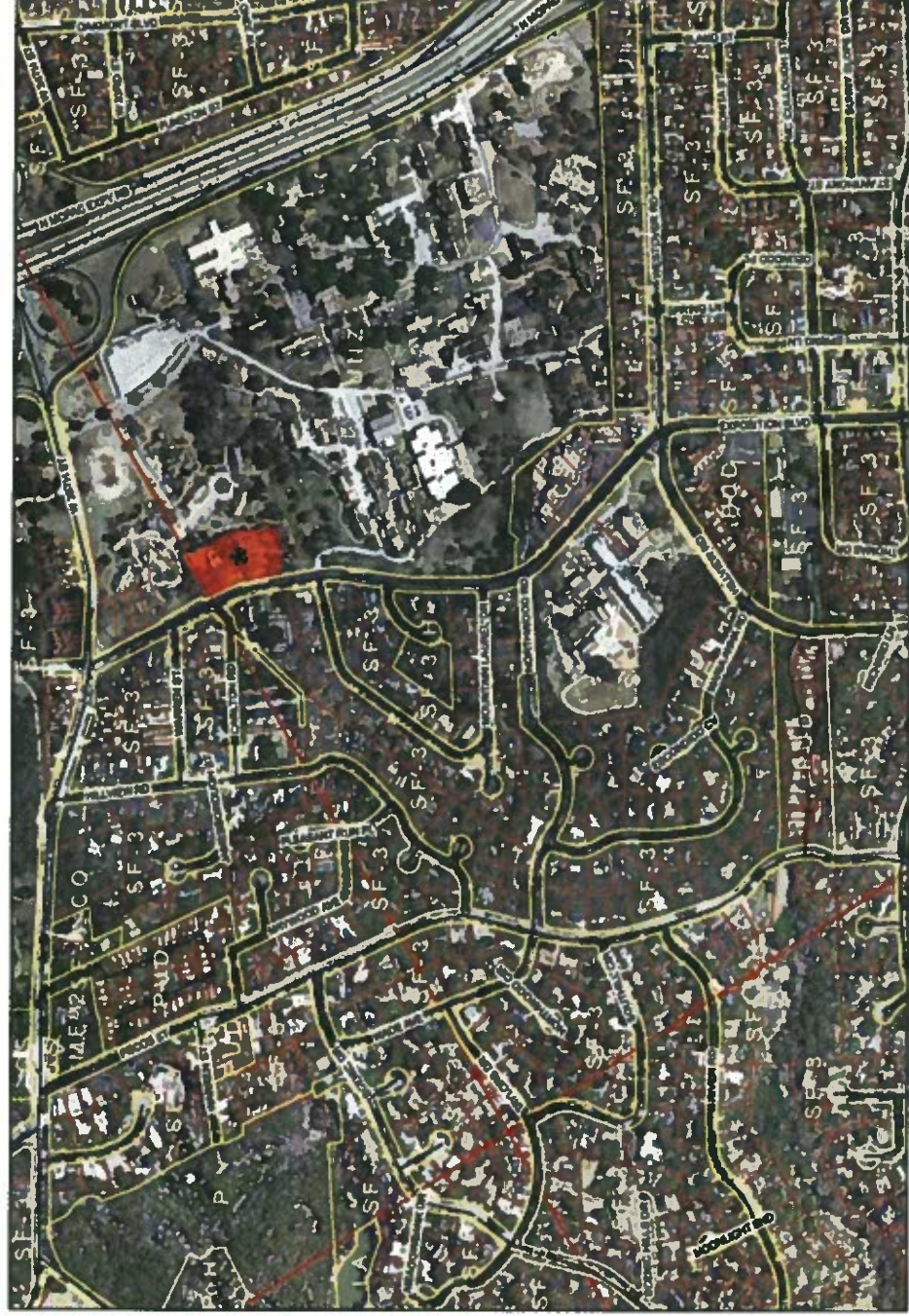


MICHAEL DEANE HOMES, INC.

2414 Exposition Blvd., Suite D-100
Austin, Texas 78703
P:(512) 478-2400
F:(512) 478-2401
www.mdh.com

5/25/2010

3215 EXPOSITION



2006 Aerial Photography



SITE AERIAL MAP

C4/46
Tract 101

3215 EXPOSITION

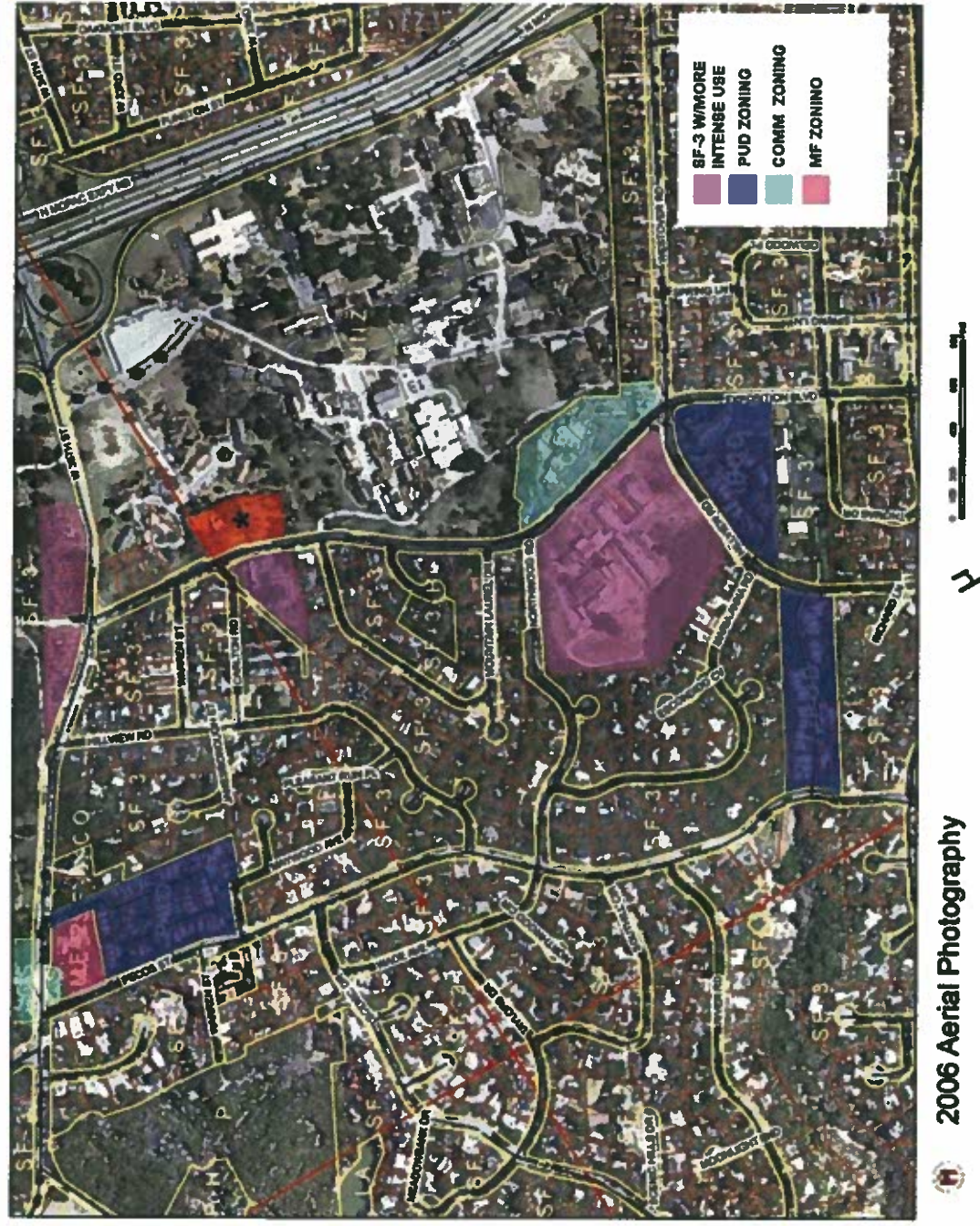
- 3215 EXPOSITION
- PARCEL 1 47,143 S.F.
- PARCEL 2 47,806 S.F.
- TOTAL 94,949 S.F. APPROX 2.2 ACRES
- LOT SLOPES +/-35FT IN NS DIRECTION ACROSS SITE
- CURRENTLY UNZONED
- TOTAL IMPERVIOUS COVER ALLOWED
PER WATERSHED (TAYLOR SLOUGH) 40%

PREVIOUSLY OWNED BY THE STATE OF TEXAS STATE SCHOOL
AUCTIONED IN MARCH OF 2007

- SEEKING MF-1 ZONING

SITE INFORMATION

3215 EXPOSITION



AREA ZONING MAP

3215 EXPOSITION

Site Development Standards

Residential Zoning

	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	-
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	-
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	-	-	**	**	**	**	**	**	-
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	-
Minimum Setbacks																
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	-
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	-
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	-
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	-
Maximum Building Coverage	-	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	-
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	-
Maximum Floor Area Ratio	-	-	-	-	-	-	-	-	-	-	-	0.75:1	0.75:1	1:1	-	-
Maximum Units Per Acre	-	-	-	-	-	-	-	-	-	17	23	36	36-54**	54	-	-

** See Austin City Code Volume III (Land Development Code)

RESIDENTIAL ZONING TABLE

3215 EXPOSITION

- ZONING REQUEST FOR SF-6 MF-1
- ALLOWABLE HEIGHT 35 FT 40 FT
- TOTAL IMPERVIOUS COVER* 40% 40%
- MAXIMUM UNITS PER ACRE 12.44 12.44
- HEIGHT LIMIT FOR SF-3 IS 32 FT
- THE MAXIMUM # OF UNITS (WITH 2 BEDROOMS OR MORE) IS CAPPED AT 27 PER SECTION 25-2-560 OF THE LDC

- *IMPERVIOUS COVER IS CAPPED AT 40% BY THE TAYLOR SLOUGH WATERSHED

ZONING REQUEST

3215 EXPOSITION

Traffic/Transportation

Exposition Boulevard is classified as a Minor Arterial.

- TCM 1.2.2.D – “Arterial streets are designed to carry high volumes of through traffic. **Access is usually limited to intersections and major driveways.**”
- TCM 5.3.1.M – “It is desirable to **minimize the number of driveways** on an arterial street ...”
- TCM 1.3.2.C.1 – “Access to abutting property should therefore be limited or restricted, with on-street parking strictly prohibited. **Single-family residential development should not normally front on arterial streets.**”

3215 EXPOSITION



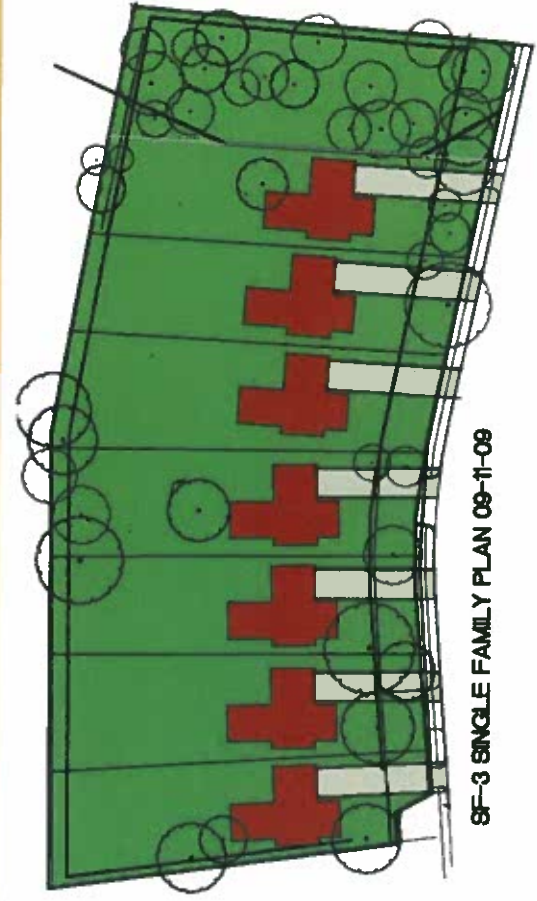
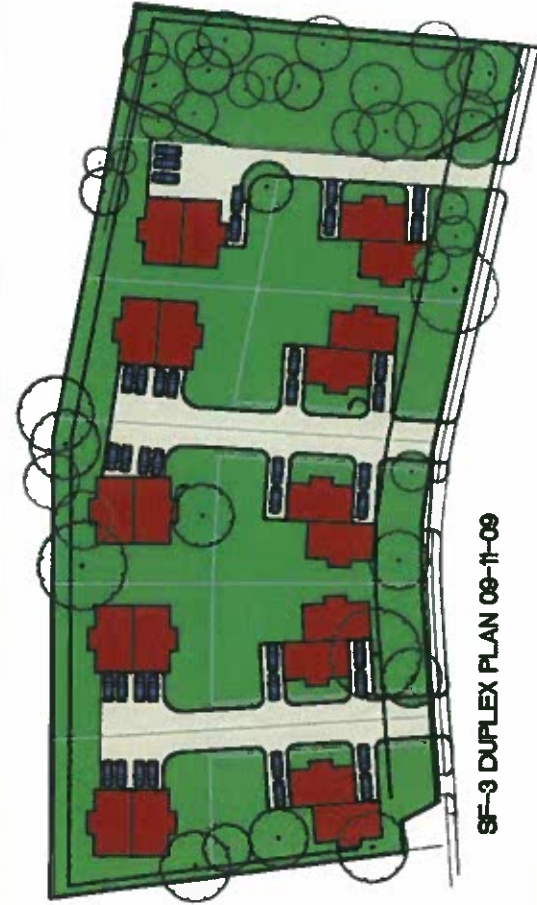
7 DRIVES



SINGLE DRIVE

OF DRIVEWAYS ALONG EXPOSITION

3215 EXPOSITION



OF DRIVEWAYS ALONG EXPOSITION

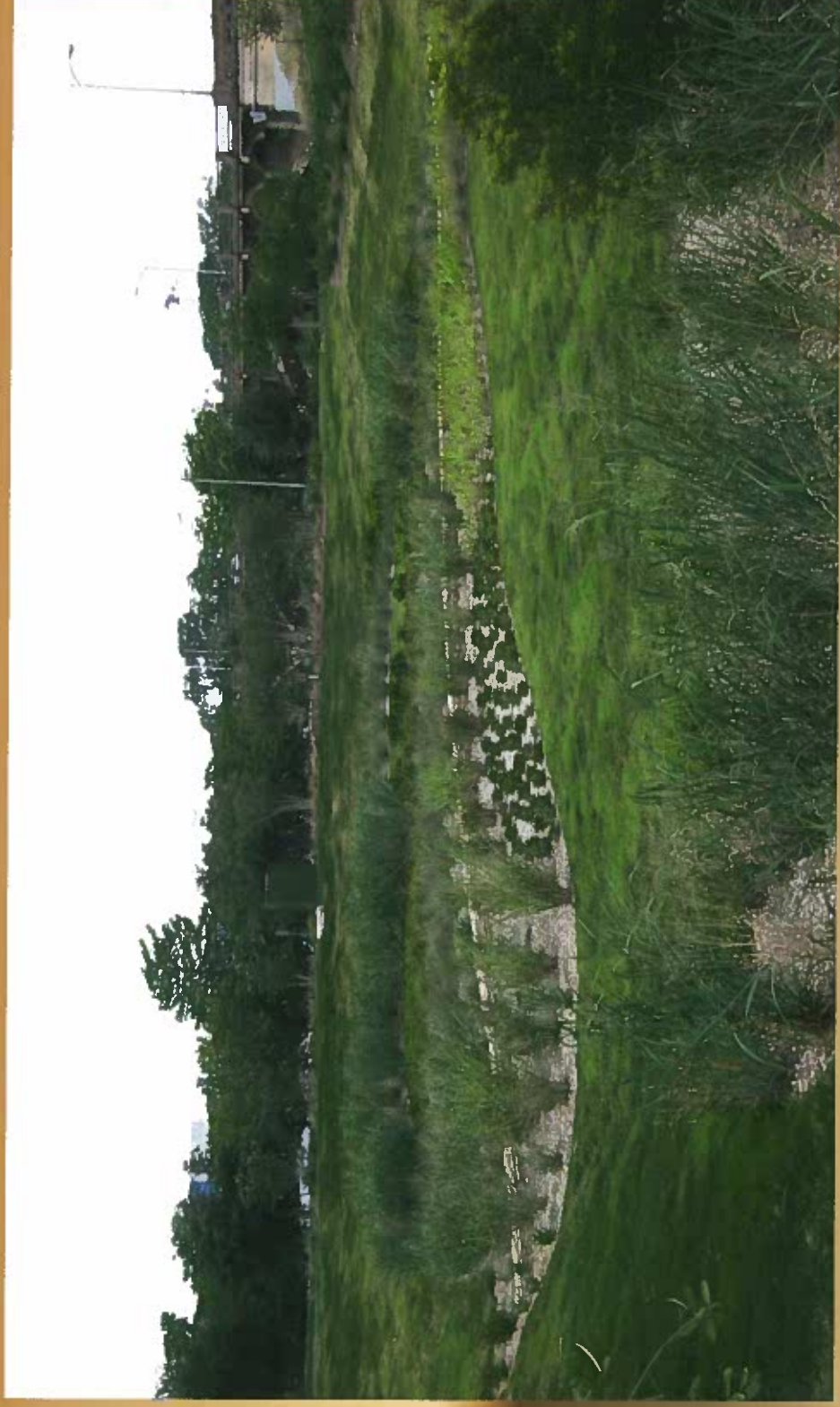
3215 EXPOSITION

Water and Wastewater

- EPA study indicates that higher density developments utilize less water per capita.
 - Single-family subdivision on the tract would utilize 150 gallons per day per capita.
 - The proposed project would utilize 98 gallons per day per capita.
 - **This represents a 35 percent reduction in potable water demand.**

3215 EXPOSITION

Water Quality-

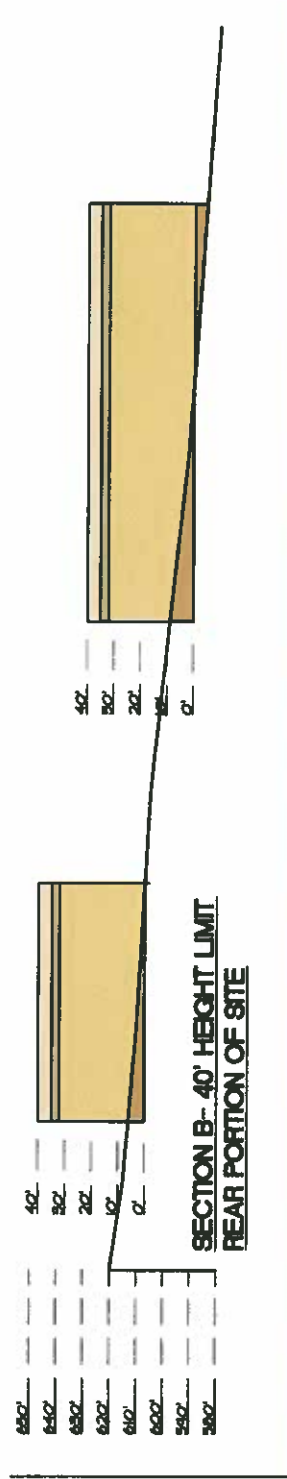
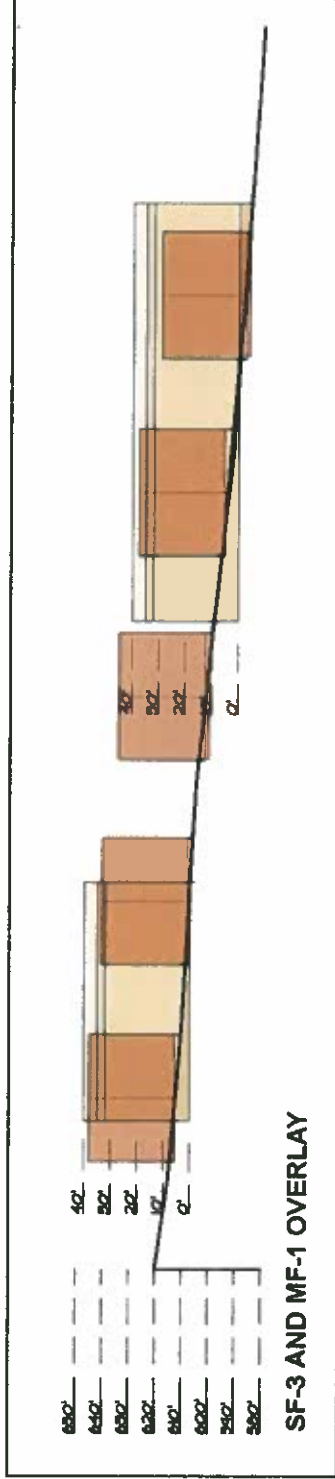
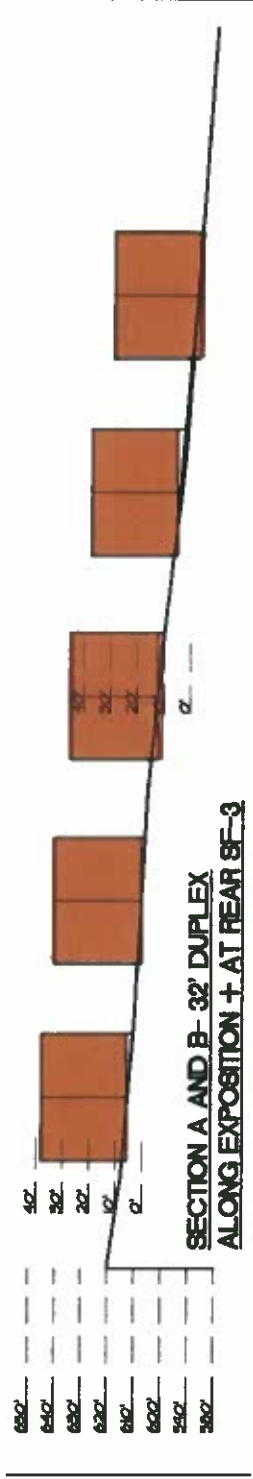


3215 EXPOSITION

- SLOPED SITE
- DRAINAGE EASEMENT
- IMPERVIOUS COVER LIMITATION
- EXPOSITION- MAJOR ROAD W/ 10,000+ CARS PER DAY
- PROTECTED TREES
- OPPORTUNITY FOR DENSITY W/OUT ADDITIONAL IMPERVIOUS COVER/ MINIMAL HEIGHT/ MASSING
- SAVE PROTECTED TREES
- IMPROVE DRAINAGE
- PROVIDE VARIETY OF HOUSING TYPES
- CONSOLIDATED DRIVEWAY
- PROVIDE OFF STREET PARKING
- MEET LEED STANDARD FOR DENSITY

SITE CHALLENGES AND OPPORTUNITIES

3215 EXPOSITION



HEIGHT CHART

3215 EXPOSITION



CLOSE RANGE vs 75' DISTANCE

3215 EXPOSITION

- **LEED ND STANDARDS= 12 UNITS PER ACRE:**

- locations that are closer to existing town and city centers.
- areas with good transit access.
- infill sites.
- previously developed sites.
- sites adjacent to existing development.
- Walking distance to existing services

- **NO TRIGGERING COMPATIBILITY**

- Adjacent school site more intensive than SF zoning.
- No Single family zoning from 35th to Westover on East side of Exposition.
- Across the street from civic use. Compatibility under forty feet ends in ROW

- **HOUSING TYPES AND COST**

- The cost delta between 20 and 27 units is more than \$200,000 per unit (more attainable units)
- Greater opportunity for Affordability
- Variety of Housing types (single story condos/ townhouses/ smaller units for empty nesters)

- **SAVE PROTECTED TREES**

- **PROVIDE A VARIETY OF HOUSING TYPES**

- **CONSOLIDATED DRIVEWAY**

SUSTAINABLE DEVELOPMENT

3215 EXPOSITION



ELM TERRACE

3215 EXPOSITION

AUSTIN TEXAS



WEBSITE INFO: WWW.3215EXPOSITION.COM